

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 24th October, 2012.

**Present:** Cllr Jean Kirby (In the Chair); Cllr Jim Beall, Cllr Michael Clark (Vice Cllr David Rose), Cllr Gillian Corr, Cllr Eileen Johnson (Vice Cllr Mick Stoker), Cllr Paul Kirton, Cllr Alan Lewis, Cllr Ray McCall (Vice Cllr Mike Smith), Cllr Maurice Perry (Vice Cllr Sherris) and Cllr Norma Stephenson.

**Officers:** B Jackson, P Shovlin, J Hutchcraft, H Smith (DNS); J Butcher, P K Bell (LD).

**Also in attendance:** 3 Members of the public, G Laybourne (Technical Services - Agent for Northfield School and Sports College).

**Apologies:** Cllr Mark Chatburn, Cllr Bob Gibson, Cllr Ken Lupton, Cllr David Rose, Cllr Andrew Sherris, Cllr Michael Smith, Cllr Michael Stoker and Stephen Walmsley.

**P           Evacuation Plan**

**65/12**

The evacuation plan was noted.

**P           Declarations of Interest**

**66/12**

There were no interests declared.

**P           Minutes**

**67/12**

The minutes of the meeting held on 22nd August 2012 were confirmed and signed by the Chair as a correct record.

**P           12/1764/LA**

**68/12**

**Northfield School and Sports College Thames Road Site, Thames Road, Billingham**  
**3 single storey extensions, external lift, building upgrades and new detached sub station and construction of additional car park for 37 spaces and parent parking spaces**

Consideration was given to a report on planning application 12/1764/LA Northfield School and Sports College Thames Road Site, Thames Road, Billingham - 3 single storey extensions, external lift, building upgrades and new detached sub station and construction of additional car park for 37 spaces and parent parking spaces.

The application sought full planning permission for the erection of three single storey extensions to the main school building, a new external lift to the multi-storey classroom block, a new detached sub station building, together with the construction of a new car park, parent parking and associated external works and landscaping.

There would also be external building upgrades including new windows and doors and areas of new wall render and a new glazed link corridor built in an internal courtyard to provide full internal circulation within the school.

Northfield School operated from two sites; these were the application site on Thames Road and a site on Marsh House Avenue, Billingham. There was a

need to increase capacity at the site on Thames Road in order to accommodate pupils from the Marsh House Avenue site, which would close in 2012/2013.

Two letters of representation were received from neighbouring occupiers raising concern over traffic and parking issues. The Head of Technical Services had commented that the development was acceptable in highway terms and the additional parking area for parent drop would alleviate some on street parking that occurs around the school.

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

With regard to publicity 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 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 overall the nature and scale of the development was considered to be acceptable and the parking provision and access was satisfactory. It was considered that the developments would not have any undue impact on the amenity of neighbouring occupiers and would not have a significant detrimental impact on the street scene or character of the area.

The Legal Adviser to the Committee reported that the application was a Local Authority application and officers from the Council were acting as the agent for the application. The Urban Design Manager (Technical Services) was in attendance at the meeting.

Members were then given the opportunity to ask questions and make comment on the application. A discussion took place around the adequacy of the car park, the workings of the parent drop off area and parking problems within the school area. The Urban Design manager reported that the car park accorded with Council policy on school car parks. He also gave Members the ratio figures for the car park spaces / school full time and part time staff. With regard to the Parent drop off area the Urban Design Manager reported that it had a good

design and should work well. The Urban Design Manager also reported that if there was a car parking problem in the area it may come from St Pauls School which does not have a car park. The Urban Design Manager outlined that he would speak to St Pauls School as their Travel Plan was due for updating which may help the parking situation around the school. The Urban Design Manager reported that he would speak to Northfield School about in house traffic management along with their Travel Plan.

A vote then took place and the application was agreed.

RESOLVED that planning application 12/1764/LA 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
ARC1236/110 REV B	8 October 2012
ARC1236/104 REV B	8 October 2012
ARC1236/109 REV B	8 October 2012
ARC1236-100 REV A	19 July 2012
ARC1236-102 REV A	19 July 2012
ARC1236-101 REV A	19 July 2012
ARC1236/108 REV A	19 July 2012
ARC1236/103 REV A	19 July 2012
ARC1236/107 REV A	19 July 2012
ARC1236/106 REV A	19 July 2012
ARD1236/105 REV B	10 October 2012

2. 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.

3. Notwithstanding the proposals detailed in the Design and Access Statement/submitted plans, prior to the commencement of soft landscaping works full details of Soft Landscaping shall be 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.

4. 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

5. Notwithstanding any description of the materials on the application construction of the external walls and roof shall not commence until precise 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.

6. An updated School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the final phase of the development. 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.

7. 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.

8. 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.

9. The development must obtain at least a good Building Research Establishment Environment Assessment Method (BREEAM) or equivalent rating within 6 months of occupation.

#### INFORMATIVE OF REASON FOR PLANNING APPROVAL

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  
Supplementary Planning Document 3: Parking Provision for New Developments  
National Planning Policy Framework

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework

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

**P 12/1640/RET**  
**69/12 The Whitehouse Pub, Whitehouse Road, Billingham**  
**Retrospective application for storage container and single storey extension to side/rear**

Consideration was given to a report on planning application 12/1640/RET - The Whitehouse Pub, Whitehouse Road, Billingham -Retrospective application for storage container and single storey extension to side/rear.

The application sought retrospective planning permission for the erection of a

storage container and single storey extension at The Whitehouse Pub, Whitehouse Road, Billingham. Letters of objection had been received from five neighbouring properties and two Ward Councillors. The objections raised concerns regarding the visual impact of the container and extension and the impact on the amenity of neighbouring occupiers.

One letter of support had been received from a neighbouring property and representation had also been received from Billingham Town Council.

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

With regard to publicity neighbours had been notified and one letter of support and five letters of objection had been received from surrounding neighbouring properties, the comments 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 Officer's report concluded that due to the container and extension being set back from the highway, the painting of the container and the screening that was in place there was not a significant detrimental impact on the street scene or character of the area. It was also considered that due to the size of the container and extension and the distances to neighbouring properties there was not a significant detrimental impact on the amenity of neighbouring occupiers.

However as the storage container was not considered suitable for permanent retention this element was recommended for a temporary two year permission only, to be removed after that period.

Members then discussed the application. Members felt that the container was not in keeping with the surrounding area and was visually intrusive. Notwithstanding that Members felt that the applicant should be given time to

empty the container and time to have the container removed. Therefore Members agreed that the temporary consent should be 1 year and not 2 years and that the applicant be advised that the container must be removed by the end of this period.

A motion was moved and seconded to vary the second condition referred to in the officer's recommendation that the consent for the storage container be granted for one year from the date of the decision instead of two, with the container to be removed before the end of this period and the land reinstated to its former condition.

RESOLVED that planning application 12/1640/RET 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
SBC0001	3 July 2012
SBC0002	3 July 2012
SBC0004	7 September 2012
SBC0005	7 September 2012

2. This consent in respect of the storage container is granted for a temporary period of 1 year; from the date of this decision, which unless a renewal of consent is sought and granted the storage container hereby approved shall be removed and the land reinstated to its former condition.

#### INFORMATIVE OF REASON FOR PLANNING APPROVAL

##### General Policy Conformity

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 in terms of outlook, overlooking, overbearing and overshadowing. It is also considered that the scheme does not have a significantly adverse impact on the character of the area or adversely affect the visual amenity of the surrounding area. There are no material planning considerations, which indicate that a decision should be otherwise.

The following policies of the Adopted Core Strategy Development Plan Document (March 2010), the Saved Policies from the Adopted Stockton on Tees Local Plan (1997) and associated documents are considered to be relevant to the determination of this application

Core Strategy Policy 3 (CS3): Sustainable Living  
National Planning Policy Framework

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework

## **P PLANNING PERFORMANCE**

Consideration was given to a report on the performance of the planning department for the second quarter of 2012/2013.

DCLG had published a draft version of the Single Data List (SDL), which was intended to replace the previous performance management systems – National Indicators, etc. The SDL was a basic catalogue of all the data collections (existing and proposed) that central government departments required from local authorities. There were 152 separate data collection topics within this Single Data List, with 64 of these relating directly to Development and Neighbourhood Services. The large majority of these data collections were already undertaken within services, with only a small number of new data collections proposed.

Within the SDL, the data collections that would be required from Planning remained much the same as reported already, and revolved around the performance of managing planning applications, enforcement, green belt land data, previously developed land data and the Annual Monitoring Report for the LDF. There would be 5 data collections and then 41 data topics within the 5 broad collection areas.

It was proposed to continue reporting performance to the Planning Committee in 2012/13 along the lines that were already done, as CLG had indicated that they wished this particular reporting criteria to remain. The performance level for this year remained at 75% for majors, 80% for minors and 88% for other applications.

The reporting timeframe ran from 1st April to 31st March each year. The report presented the performance of the second quarter in that period, 1st July to 30th September 2012.

Performance results achieved for the second quarter were 82.35% for major applications, 83.02% for minor and 95.16% for others, achieving above performance in all categories.

The second quarter results and cumulative performance 2012/13 were detailed within the report.

14 out of 17 major applications were determined within the 13 week target. One of the applications which went over the target (12/0165/FUL) related to the proposed development at Red House School in Norton for 68 residential dwellings and the delay since approval by Committee related to the signing of the section 106 agreement. The second application was for residential development at Kingfisher Way in Bowesfield (11/2450/OUT) and related to houses in the flood plain, whilst the final application (11/1441/VARY) resulted in a large number of amended plans being submitted to over come the many issues.

The Planning Guarantee Monitoring Report for the year 2011/12 was published in September 2012 by DCLG. The Guarantee gave a clear time limit within which all planning applications should be decided, even where an appeal had been made. It did not replace the existing statutory time limits within which planning authorities should decide applications (13 weeks for major



applications, 8 weeks for others).

As it applied to applications that may be considered by the local planning authority (LPA) and the Planning Inspectorate (where an appeal was made), in principle no application should spend more than 26 weeks with either the planning authority or the Inspectorate if the Guarantee was to be met. This allowed time for an appeal to be determined if the initial application was refused by the planning authority.

The report provided information on performance by individual LPA's and the Planning Inspectorate against this 26 week time limit, for the year following the initial announcement of the Planning Guarantee.

Members noted the report and acknowledged the hard work and dedication of Planning Staff and colleagues within other service areas to determine applications within the target periods and improve performance and the reputation of the Council.

RESOLVED that the report be noted.

**P**            **1. Appeal - Mr Peter Abbott - Glebe House, Muirfield Road, Eaglescliffe -**  
**71/12**        **12/0115/REV -DISMISSED**

RESOLVED that the appeal be noted.