

Planning Committee

A meeting of Planning Committee was held on Wednesday, 19th June, 2013.

Present: Cllr Robert Gibson(Chairman), Cllr Gillian Corr(Vice-Chairman), Cllr Mark Chatburn, Cllr Carol Clark (Vice Councillor Jim Beall), Cllr Michael Clark (Vice Councillor Paul Kirton), Cllr Alan Lewis, Cllr Maurice Perry (Vice Councillor Cllr Ken Lupton), David Rose, Cllr Andrew Sherris, Cllr Norma Stephenson O.B.E, Cllr Mick Stoker, Cllr David Wilburn

Officers: Barry Jackson, Peter Shovlin, Matthew Clifford, (DNS); Julie Butcher, Michael Henderson (LD)

Also in attendance:

Apologies: Cllr Jim Beall, Cllr Jean Kirby, Cllr Steve Walmsley, Cllr Ken Lupton and Cllr Paul Kirton

P Declarations of Interest

25/13

There were no declarations of interest.

P

13/0888/FUL

26/13

**John Whitehead Park, The Causeway, Billingham
Installation of a wheeled sports facility incorporating a raised & bunded bowl, new fencing & flood lighting.**

Consideration was given to a report relating to 13/0888/FUL - John Whitehead Park, The Causeway, Billingham.

The application sought planning permission for the erection and installation of a wheeled sports facility that incorporated a raised and bunded bowl area, new fencing and flooding lighting on a parcel of grassed/green space and on part of the former tennis courts within John Whitehead Park.

The proposed wheeled sports area measured approximately 53m in length x 30m in width (overall size of scheme approximately 60m x 30m to include access and fencing). The scheme was to be sited on a parcel of existing hard standing and part of the former tennis courts; the remaining section of tennis courts had been retained and resurfaced and these works did not require planning permission.

Under the Council's Scheme of Delegation, the application was put forward for determination by the Planning Committee as the scheme did not constitute minor development.

The application site related to John Whitehead Park, located along The Causeway within central Billingham (north of the town centre). The proposal would be sited in the southern corner of the site, west of the existing tennis courts. Residential properties were located beyond the park boundaries to the north and to the east with two residential properties and a cafe within the park itself. Commercial properties were present to the south along The Causeway.

Neighbours were notified and one letter of objection had been received from the occupier of No 2 Tintern Avenue. The objection included; the scheme would lead to anti-social behaviour/crime/vandalism; adverse impact on car

parking/traffic and an increase in litter.

No objections had been received from Consultees. Consultation responses were provided to the Committee.

The proposed development was considered to be of an appropriate scale, design and layout for its setting and achieved satisfactory spacing from surrounding properties and was not considered to result in any unacceptable impacts on residential amenity. The proposed scheme was also considered to be acceptable in terms of highway safety and the proposal satisfied the principles of the NPPF, and Core Strategy Policies CS3 and CS6.

Members were provided with details of the planning policies and material planning considerations that were relevant to the application and needed to be considered.

RESOLVED that planning application 13/0888/FUL be approved subject to the following conditions and informatives below;

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

Plan Reference Number	Date on Plan
002 REV A	14 May 2013
APPENDIX IV (TREE PROTECTION)	16 April 2013
VISUAL.2 COMPLETE (TREE SURVEY)	16 April 2013
RMS2013/F1 REV A	16 April 2013
VISUAL.2 (SECTIONS)	16 April 2013
VISUAL.2 REV 3 (LIGHTING PLAN)	16 April 2013
001 REV A	7 May 2013
VISUAL.2 REV 3 (TREE PROTECTION)	16 April 2013
VISUAL.2 REV 3.3(NEW FENCE LINE)	3 May 2013
001.1	7 May 2013

Reason: To define the consent.

02. Scheme for surface water drainage

Notwithstanding the submitted information and prior to the commencement of development on site, a scheme for surface water drainage shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented and maintained thereafter.

Reason; In the interests of achieving a satisfactory surface water drainage scheme and to accord with the provisions of the NPPF.

03. Finishing materials and layout

The finishing materials/colour scheme and layout of the wheeled sports facility hereby approved shall be constructed, laid out and completed in accordance with the approved plans.

Reason; In the interests of the visual amenity of the surrounding area and for

the avoidance of doubt.

04. Fencing

The 2.4m high wire mesh fence and lockable gates shall be finished in a dark green, powder coated colour (RAL 6009, fir green) and laid out in accordance with approved plan VISUAL.2 REV 3.3 (NEW FENCE LINE), dated 3rd May 2013.

Reason; In the interests of the visual amenity of the surrounding area.

05. Lighting

The lighting scheme hereby approved shall be erected, finished and sited in accordance with approved plan RMS2013/F1 REV A and VISUAL .2 REV3 (LIGHTING PLAN) (both dated 16th April 2013). The lighting shall be installed with light hoods and shall prevent direct glare into the adjacent residential properties.

Reason; In the interests of the visual amenity of the surrounding area and to prevent an adverse loss of amenity for neighbouring land users.

06. Tree protection during construction works

Notwithstanding the agreed removal of trees detailed on plan VISUAL.2 COMPLETE (TREE SURVEY) (dated 16th April 2013) and prior to the commencement of development or any equipment being brought onto the site, the scheme for the protection of existing trees, including the erection of a 2m high herras fence, shall be put in place as indicated within Appendix IV (dated 16th April 2013) of the submitted Design and Access Statement and on plan VISUAL.2 REV 3 (TREE PROTECTION) (dated 16th April 2013) and shall remain in place until the completion of the development hereby approved. Following the completion of the works, the proposed fence and any other equipment shall be removed from the site.

Reason; In the interests of protecting existing trees that are considered to contribute to the visual amenity of the surrounding area.

07. Restricted hours of use of sports facility and associated lighting

The wheeled sports facility and 2no. pedestrian access gates and 1no. vehicle access as detailed on approved plan VISUAL.2 REV 3.3 (NEW FENEC LINE)(dated 3rd May 2013) to which this permission relates shall not be open for use or operate outside the hours of 0800 hours - 2100 hours. The 3no. associated lighting columns as detailed on approved plan VISUAL.2 REV 3(LIGHTING PLAN) (dated 16th April 2013) shall be switched off (not illuminated) outside of these hours.

Reason: To ensure that adjacent residential properties are not adversely affected by the development and comply with the provisions of the NPPF.

08. Hours of construction

No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby properties.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The scheme has been considered against the policies and documents identified below in which it is considered that the principle of development is acceptable. It is considered that the scheme accords with these documents as the proposed scheme does not lead to an unacceptable loss of amenity for existing and future occupiers of the surrounding neighbouring properties in terms of outlook, overlooking, overbearing and noise disturbance. It is also considered that the proposal does not create a significant incongruous feature within the surrounding area or lead to an adverse loss of character and appearance. It is also considered that the proposal will not lead to a loss of highway safety. 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
Core Strategy Policy 6 (CS6): Community Facilities

Open Space, Recreation and Landscaping Supplementary Planning Document (2009)

Informative to applicant; Surface Water Disposal

The Environment Agency recommends visiting <http://www.environment-agency.gov.uk/research/planning/82584.aspx>. for standing advice regarding general surface water drainage issues.

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

P 27/13 **PLANNING GUIDANCE ON THE VALIDATION OF PLANNING APPLICATIONS**

Members considered a report relating to Planning Guidance on the validation of planning applications. The document would assist officers of Stockton Planning Services in the validation of planning applications, following consultation with interested parties as recommended by Central Government

It was explained that in January 2013 the Government put into legislation The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 3) Order 2012 which placed the requirement for Local Planning Authorities to review their published list of local information requirements by 31st July 2013.

Members were provided with the existing list of local requirements, proposed changes, results of consultation and a proposed revised list of local requirements.

Members recommended that the additional workload and expense created by the new requirements be reviewed in one year, or sooner if necessary.

RESOLVED that the amendments recommended for inclusion in the local requirements for the validation of planning applications as detailed in the report be approved and the agreed amended list be used as the local requirements when validating applications as detailed in Appendix 2 of the report.

**P
28/13**

Five year housing supply 2013 - 2018

Members considered a report that informed members of the completion of the Five Year Deliverable Housing Supply Assessment 2013 - 18. A copy of the Assessment was provided to members and they noted that it would be updated quarterly, on a trial basis.

The Committee was reminded of some of the issues relating to the Five Year Deliverable Housing Supply and the report responded to concerns that had previously been expressed by Members.

It was noted that the Assessment would be published on the Council's website and would be used to inform officers' recommendations regarding relevant planning applications.

RESOLVED that the report be noted.