

Planning Committee

A meeting of Planning Committee was held on Wednesday, 21st August, 2013.

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

Officers: B Jackson, S Grundy, P, Shovlin, M Clifford J Hutchcraft(DNS), J Butcher and K Wannop(LDS)

Also in attendance: Applicants, Agents and Members of the public

Apologies: Cllr Mark Chatburn, Cllr Paul Kirton

P Evacuation Procedure

44/13

The evacuation procedure was noted.

P Declarations of Interest

45/13

Cllr Stephen Walmsley declared a personal interest in the item 13/0471/FUL 38A Dukesway, Teesside Industrial Estate, Thornaby Proposed change of use from vacant industrial unit (B1/B2/B8) to Indoor soft play (D2), laying out of car parking, amends to entrance and signage as he knew the owner of Richmond House.

P Minutes

46/13

The Minutes of the meeting held on 31st July 2013 were Signed by the Chair as a correct record.

P 13/0471/FUL

47/13

**38A Dukesway, Teesside Industrial Estate, Thornaby
Proposed change of use from vacant industrial unit (B1/B2/B8) to Indoor soft play (D2), laying out of car parking, amends to entrance and signage.**

Consideration was given to a report on planning application 13/0471/FUL 38A Dukesway, Teesside Industrial Estate, Thornaby Proposed change of use from vacant industrial unit (B1/B2/B8) to Indoor soft play (D2), laying out of car parking, amends to entrance and signage.

The application site was situated within the southern section of Teesside Industrial Estate and was located on the corner of Allison Avenue and Dukesway. The premises forms part of a larger building that had since been sub-divided. Various industrial/warehouse units surround the site with a large area of grass separating the units that encompass this particular 'block'.

Planning Permission was sought for the 'change of use' of the existing industrial unit to an indoor soft play area (use class D2) and would result in the creation of approximately 1400 sq.m of D2 floor space. Minor external changes were proposed to the western elevation in the form of a new glazed entrance to the premise.

Although the proposal was for a 'town centre use' within an out-of-centre location, the applicants had provided a sequential assessment that satisfactorily demonstrates that there were no other sequentially preferable sites either within or on the edge of the defined retail centres. The site was also located within close proximity to areas of residential populations (Thornaby and Ingleby Barwick). The proposed development was therefore considered to be broadly in accordance with guidance with the NPPF and relevant policies of the Core Strategy and Local Plan.

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

Neighbouring properties were notified of the application and a total of 27 objections and 2 letters of support had been received which were detailed within the report.

Where an adopted or approved development plan contains 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 Jan 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 agent was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- * There were lots of sites analysed including Stockton Town Centre, Middlesbrough Town Centre, Portrack and this site.
- * All sites available were not in the Town Centre.
- * The premise had been vacant for 3 years
- * Willing to invest money into the site
- * Material planning issues can't be taken into consideration.

A local business owner who currently operated an indoor soft play similar to what was proposed in the application made representation. Her comments could be summarised as follows:-

- * Already has healthy competition around the borough but this was too close and would impact on both businesses fighting for same custom.
- * Has a number of signatures on a petition against opening another soft play so close.

Members were then given the opportunity to ask questions/make comment on

the application and these could be summarised as follows:-

- * Was Richmond House on Mandale Triangle given consideration during the Sequential assessment
- * Concerned that a close to Town Centre or in Town Centre building had not been found

A vote then took place and the application was deferred until further consideration was given to Richmond House.

RESOLVED that planning application 13/0471/FUL be deferred until further consideration of site in Mandale Triangle.

P
48/13 **Five Year Housing Supply Report**

The Committee considered a report which provided members with details of the completion of the first quarterly update of the Deliverable Housing Supply Final Assessment.

RESOLVED the information be noted.

- P**
49/13
- 1. Planning appeal and Enforcement Appeal - Mr Paul Baker - Land at High Farm Redmarshall Road Redmarshall - DECISION - BOTH APPEALS ALLOWED AND AWARD FOR COSTS GRANTED BUT LIMITED TO THOSE COSTS INCURED IN DEALING WITH THE ENFORCEMENT NOTICE.**
 - 2. Appeal - Mr A Mutanser - 47B Bowesfield Lane Stockton - 12/2552/COU - DECISION DISMISSED**
 - 3. Appeal - Mr David Holmes - The Stables Kirk Hill Redmarshall - 12/1938/FUL - DECISION PART ALLOWED/PART DISMISSED**
 - 4. Appeal - Mr Peter Abbott - Glebe House Muirfield Road Eaglescliffe - 13/0037/FUL - DECISION DISMISSED**
 - 5. Appeal - Mr C Short - 17 Wordsworth Close Billingham - 13/0333/FUL - DECISION ALLOWED WITH CONDITIONS**

RESOLVED that the appeals be noted.