

DELEGATED

AGENDA NO 6
PLANNING COMMITTEE

UPDATE REPORT

5 FEBRUARY 2014

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

13/3088/COU

Land South Of Springfield Stud, Wynyard Road, Thorpe Thewles

Proposed change of use from stables to luxury boarding kennels for dogs, dog grooming, home breeding and doggy day care service and siting of residential static caravan for five years

Expiry Date 10 February 2014

SUMMARY

Since the original report to members of the planning committee the applicant has submitted amended plans which detail changes following discussions with a vet regarding future animal licensing. This has resulted in the additional of an isolation kennel on the east of the stable.

The update report also includes comments from a member of public, these are set out within the update report below.

It is not considered that the revisions to the stable building are significant or that they would cause such visual harm it would justify a refusal of the application. Although the comments from the member of the public are noted it is not considered that these raised any issues which have not been addressed and considered within the main planning report.

The recommendation therefore remains for approval subject to those conditions set out within the original report except for the amended list of approved plans, as set out below;

RECOMMENDATION

That planning application 13/3088/COU be approved subject to the following condition and those within the original report to members;

Approved Plans;

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
1515-02 Rev C	30 January 2014
1515/2 Rev C	30 January 2014
1515/3 Rev X	16 December 2013
1515/5 Rev X	27 January 2014
SBC001	30 January 2014

Reason: To define the consent.

PUBLICITY

1. Neighbours were notified and comments received are set out below:-

Nick Waites - 3 Wynyard Court, Thorpe Thewles

This land was subject to a previous planning application for a horse stables, but was clearly totally unsuitable for this use due to the size of the piece of land and its location near to a busy junction. Despite this however, the Council and its planners approved the application and shortly thereafter a building which was clearly not going to be a horse stable (as for example horse stables do not have residential windows fitted) was erected.

I assume that something then happened as the windows were blocked in. We now have a property that will never be used for the purpose for which planning was granted on the site, together with a large static caravan that I assume is being lived in with the land in front of the caravan, which presumably was supposed to be used for horses, turned into a garden area.

Prior to commenting on the new planning application I shall be obliged to know if the council are allowing the siting of the static caravan for residential purposes and if so why? It would appear that the owners of the land have no respect for planning laws and it is difficult to see why, when the previous property has never been used as a horse stables, they now think that they can use it for something else whilst residing on the site in a green belt area.

If the static caravan is not permitted, I shall be grateful if you will advise what is being done in this respect.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

WARD AND WARD COUNCILLORS

**Ward Northern Parishes
Ward Councillor Councillor J Gardiner**

IMPLICATIONS

Financial Implications.

Section 143 of the Localism Act and planning obligations as set out in the report.

Environmental Implications.

As report.

Community Safety Implications.

Section 17 of the Crime and Disorder Act 1998 has been taken into account in preparing this report and it is not considered the proposed development would not be in conflict with this legislation.

Human Rights Implications.

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the proposed development will not contravene these human rights.

Background Papers.

Stockton on Tees Core Strategy
Stockton on Tees Local Plan
National Planning Policy Framework (NPPF)
Planning Application 08/0219/FUL