



**Stockton-on-Tees**  
BOROUGH COUNCIL

**Councillor Bob Cook**

*Leader of the Council*

[www.stockton.gov.uk](http://www.stockton.gov.uk)

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12 November 2012

Dear Mr Pickles

**Representation by Stockton-on-Tees Borough Council relating to the proposed changes to the planning system relating to affordable housing and proposed enhanced powers and role of the Planning Inspectorate**

Following a resolution at Full Council, I am instructed to advise you that Members of Stockton-on-Tees Borough Council are concerned about your proposed changes to the planning system.

The agreed motion reads:

*"This Council would like the Secretary of State for Communities and Local Government to note the following:-*

*Stockton Borough Council believes that local people, through their democratically elected local authorities, are the most suitable judges of what development is acceptable in an area and the suitable level of contributions that developers need to make;*

*Stockton Borough Council opposes:-*

- The Secretary of State's proposals for the Planning Inspectorate to have powers to override agreements between Councils and developers over the number of affordable housing units allocated to planning applications.*
- The Secretary of State's proposals for planning permission – currently required for extensions of more than three or four metres from the rear wall of any home – to only be needed for those reaching beyond 8m for detached homes and 6m for others.*

Cont.d/

Rt Hon Eric Pickles MP  
Secretary of State  
Communities and Local Government  
Eland House  
Bressenden Place  
London SW1E 5DU

- *The Secretary of State's intention to override Section 106 of the Town and Country Planning Act of 1990 which will allow developers to immediately appeal to the Planning Inspectorate over the allocation of affordable housing units in any scheme with which they may be concerned.*
- *The Secretary of State's proposals for the Planning Inspectorate to take planning powers away from local authorities which he deems to be slow or of making poor quality planning decisions in determining applications.*

*This Council urges the Government to listen to the concerns being expressed by the cross-party LGA.*

*This council resolves to write to the Secretary of State for Communities and Local Government, outlining this council's opposition to the plans."*

My Council looks forward to receiving your response.

Yours sincerely



Cllr Bob Cook  
Leader  
Stockton-on-Tees Borough Council