

Planning Committee

A meeting of Planning Committee was held on Wednesday, 4th February, 2015.

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

Officers: Greg Archer, Matthew Clifford, Peter Shovlin, Carol Straughan(DNS), Julie Butcher, Sarah Whaley(LD)

Also in attendance: Applicants, Agents, Members of the Public

Apologies: Cllr Robert Gibson, Cllr Jean Kirby, Cllr David Rose, Cllr Ken Lupton,

P Evacuation Procedure

103/14

The Evacuation Procedure was noted.

P Declarations of Interest

104/14

Councillor Alan Lewis declared a personal interest in relation to item, 14/3295/FUL Preston Park, Yarm Road, Eaglescliffe, as he was a Member of the Stakeholder Management Committee for Preston Park who had consulted with the Arts Leisure and Culture Select Committee in relation to the proposed improvements to the car park and stated that he was predetermined. Councillor Lewis took no part in the vote.

Councillor Philip Dennis declared a personal interest in relation to item, 14/3295/FUL Preston Park, Yarm Road, Eaglescliffe, as he was a Member of the Stakeholder Management Committee for Preston Park and a Member of Preston Parish Council. Councillor Dennis did not take part in the vote.

P Draft minutes from the meeting which was held on the 17th December 2014

105/14

Consideration was given to the minutes from the meeting which was held on the 17th December 2014 for approval and signature.

RESOLVED that the minutes of the meeting which was held on the 17th December 2014 be approved and signed as a correct record by the Chair.

P 14/3295/FUL 106/14 Preston Park, Yarm Road, Eaglescliffe

Proposed improvements to the car parking area in the southern field to create a larger area of permanent parking with the opportunity to use existing grass field during summer months and upgrading of the existing surface of the northern field for car parking during events and improved surface and connection between the northern field and main gate, which includes railings and gates

Consideration was given to a report on planning application 14/3295/FUL Preston Park, Yarm Road, Eaglescliffe.

The application was being brought to the Planning Committee for determination as it was the Council's own development.

Preston Park was a premier location for events, however the existing car park and overflow space within the southern field were unable to cope with the demands of high numbers of vehicles during regular park opening hours, particularly during the school summer holidays, and the problem was exacerbated during events in the Park.

In order to support the continued growth and success of Preston Park in line with Council Policy, it was essential to provide appropriate car parking facilities for visitors. Planning permission was therefore sought to improve car parking arrangements at this visitor attraction with a scheme comprising three elements:

- improvements to the car parking area in the southern field, to create a larger area of permanent parking with the opportunity to spill out onto the existing grassed field during the summer months;
- improvements to the Northern Field, to upgrade the existing surface for car parking during events in the Park; and
- improved surface and connection between the northern field and main gate to allow better circulation when this was in use, including new railings and gates (See Appendix 2 – Proposed Layout).

It was considered the proposal was in line with general planning policies set out in the Development Plan; was acceptable in terms of highway safety and would improve the parking arrangements; would preserve the character and appearance of the Grade II Listed Preston Hall, did not adversely impact on the residential amenities of the occupiers of surrounding properties, would not result in the loss of open space, did not adversely impact on ecological habitat, flooding and would enhance this important recreational facility to the long term benefit of the users of this attraction.

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

Neighbours were notified and 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 indicated 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 planning Officers report concluded that overall the nature and scale of the development was acceptable and parking provision and access was satisfactory. It was considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of adjacent neighbours and did not conflict with policies in the Development Plan. The proposal was acceptable in design terms, and would preserve the character and appearance of the Grade II Listed Building and surrounding parkland and would not result in the loss of any open space, and would provide essential recreational facility enhancements to the long term benefit of the users of the park.

Accordingly it was recommended that the application be approved with conditions as detailed within the main report.

Objectors were in attendance at the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- Following the completion of work carried out on another field which was located to the front of Preston Hall, water had been collecting from January to December which had resulted in established trees dying. What would happen to surface water on the proposed car park?

Officers explained to the Committee that there was a drainage condition in place. Northumbrian Water and Stockton Borough Councils own Water Management team were satisfied that there would not be any negative impact in relation to flooding. It was not in the Councils interest to cause any damage to the park.

Members were given the opportunity to ask questions/make comments on the application and these could be summarised as follows:

- Concerns were raised in relation to visitor parking on Preston Lane and 'boy racers' gaining access to the park on an evening.
- Would the car park be secure and was it far enough away from Preston lane?
- How many events within a year would take place at Preston Park which would need to utilise the proposed car park?
- Suggestions were made that the use of the car park outside that of organised events was only allowed by gaining further planning approval to safeguard residents.

Officers were given the opportunity to address the issues raised. Their comments could be summarised as follows:

- There were currently approximately 12 events per annum held at Preston Park, 4 of which were major events.

- The proposed site was already used as a car park for organised events. The aim of this proposal was to improve the surface providing a properly constructed car park, which was not expected to generate any more traffic.

- In the past Preston Park had received high numbers of visitors on none event days. On such occasions it would be beneficial to open the Northfield car park rather than turn visitors away, therefore would be impractical to apply to open the carpark at short notice.

A vote then took place and the application was approved.

RESOLVED that planning application 14/3295/FUL be approved subject to the following conditions and informatives:

01 The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

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

Plan Reference Number	Date on Plan
TS10287-00-01A	23 December 2014
TS10287-00-03	19 December 2014
TS10287-00-04A	23 December 2014
TS10287-00-06	19 December 2014
TS10287-00-05B	23 January 2015

03. Unless otherwise approved in writing by the Local Planning Authority, the North Field car park shall only be opened to provide additional car parking from the 1st March to 31st October (inclusive). Outside of these times there shall be no parking of any kind of vehicle or siting of any temporary structure on the North Field car park and the access and egress points to the North Field car park shall be secured to prevent inappropriate use by the public, unless previously approved in writing by the Local Planning Authority.

04. Details of an appropriate surface water drainage solution shall be submitted to and approved by the Local Planning Authority before development commences and the development shall be completed in accordance with the approved scheme. The design shall also ensure that storm water resulting from a 1 in 100 year event, surcharging the drainage system, can be stored on site without risk to people or property. The flow path of flood waters exiting the site as a result of a rainfall event exceeding the 1 in 100 year event should also be provided.

05. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, no development shall commence until full details of Soft Landscaping has been 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:

- a) commencement of the development
- b) or agreed phases
- c) 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.

06. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-On-Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Any works the applicant wishes to carry out within the root protection area of any protected tree on site must be agreed by the Local Planning Authority.

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

08. Precise details of the surfacing materials, fencing and gates shall be submitted to and approved in writing before construction works commence.

Informative 1: National Planning Policy Framework

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

P PLANNING PERFORMANCE

107/14

Members were asked to consider and note an update report on the current performance of the planning department for the third quarter of 2014/2015.

It was noted that performance results achieved for the third quarter were 100% for major applications, 94.83% for minor, 97.16% for others and there were no County matters applications dealt with in that time frame achieving above performance in all categories.

That planning committee noted the performance 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:

1. the report be noted.
2. subsequent updates of the Planning Performance report are undertaken on a 6 monthly rather than a quarterly basis.

**P
108/14** **Five Year Housing supply 2nd quarterly update**

Members were asked to consider and note the 'Five year housing supply 1st October 2014 to 30th September 2019' report. The report informed Members of the completion of the 2nd quarterly update of the five year Deliverable Housing Supply Final Assessment.

It was noted that the authority had a deliverable housing supply of 4.94 years with a 20% buffer added, which was a shortfall of 40 dwellings. This meant that the authority was not able to demonstrate a five year supply of deliverable housing.

The report used a base date of 30-9-2014. This meant that it did not take into account either planning permissions or planning committee resolutions to grant planning permission subject to the signing of a Section 106 Agreement, after that date. These would be taken into account in the next update.

Updating the report was a significant commitment of officer time. The majority of local planning authorities updated their five year deliverable housing land supply on an annual basis. It was therefore recommended that subsequent updates were undertaken on a 6-monthly basis.

The report attached at Appendix 1 would be published on the Council's website as the Five Year Deliverable Housing Supply Final Assessment 1st October 2014 to 30th September 2019 and used to inform officer recommendations regarding relevant planning applications.

RESOLVED that:

1. the report be noted
2. subsequent updates of the five year deliverable housing supply assessment be undertaken on a 6 monthly rather than a quarterly basis.

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109/14**
- 1. Appeal - Mr Michael Newberry - Iris Gardens Thorpe Thewles - 14/1177/FUL - ALLOWED WITH CONDITIONS AND APPLICATION FOR COSTS REFUSED**
 - 2. Appeal - Mr Alan Moutrey - The Whitehouse Whitehouse Road Billingham - 14/0685/RET - DISMISSED**
 - 3. Appeal - Mrs Michelle Smith - 38 Cannon Grove Ingleby Barwick - 14/1962/RET - DISMISSED**
 - 4. Appeal - Moore & McClusky Land of Busby Way Mount Leven Yarm - 14/0807/OUT - ALLOWED WITH CONDITIONS**
 - 5. Appeal - Tiviot Way Investments - Land at Little Maltby Farm Low Lane Ingleby Barwick - 13/3107/OUT - DISMISSED AND PARTIAL AWARD FOR COSTS GRANTED**

RESOLVED that the appeals be noted.