

Planning Committee

A meeting of Planning Committee was held on Wednesday, 22nd April, 2015.

Present: Cllr Robert Gibson(Chairman), Cllr Gillian Corr(Vice-Chairman), Cllr Jim Beall, Cllr Phillip Dennis, Cllr Jean Kirby, Cllr Ken Lupton, Cllr David Rose, Cllr Andrew Sherris, Cllr Norma Stephenson O.B.E, Cllr Mick Stoker

(Site Visit), Cllr Robert Gibson, Cllr Gillian Corr, Cllr Norma Stephenson, Cllr Jim Beall, Cllr Ken Lupton, Cllr Mick Stoker

Officers: Martin Parker, Peter Shovlin, Greg Archer, Andrew Glossop, Jade Harbottle, Joanne Hutchcraft, Barry Jackson(DNS), Julie Butcher, Sarah Whaley(LD)

(Site Visit), Barry Jackson, Andrew Glossop, Martin Parker

Also in attendance:

Apologies: Cllr Alan Lewis, Cllr Steve Walmsley, Cllr David Wilburn

P **Evacuation Procedure**
132/14

The Evacuation Procedure was noted.

P **Declarations of Interest**
133/14

There were no declarations of interest.

P **Minutes from the meeting which was held in the 25th February 2015**
134/14

Consideration was given to the minutes of the meeting which was held on the 25th February 2015 for approval and signature.

RESOLVED that the minutes be approved and signed as a correct record by the chairman.

P **14/2024/OUT**
135/14 **Stillington Social Club, Stillington, Stockton-on-Tees**
Outline application for the erection of 20 no dwellings with associated access road (demolition of the existing club)

Prior to the meeting a site visit was held on the 21st April 2015.

Consideration was given to a report on planning application 14/2024/OUT Stillington Social Club, Stillington, Stockton-On-Tees.

Outline planning permission was sought for a residential development of 20 dwellings on the site of Stillington Social Club. The site was made up of the Social Club, its associated car park and peripheral grassed areas. The application sought permission only for the principle of development and the access with matters of Layout, Scale, Landscaping and Appearance, being reserved for future consideration.

The site lay outside of the defined limits of development where housing would

not normally be supported however, the council was unable to demonstrate a deliverable 5 year housing supply and in accordance with the National Planning Policy Framework, the councils own housing policies within the Local Development Plan were unable to be afforded weight. The village was classed as a sustainable village within the councils villages study whilst the council had highlighted a need for rural affordable houses. The scheme would provide for affordable housing and in view of these matters, the principle of development on this site was acceptable.

The site was accessed off South Street, being the road leading into the village from the west. Existing dwellings lay to the north side of South Street and permission had been recently granted for a development of dwellings in close proximity, on the nearby allotment site. Open fields lay to the south and west of the site with a beck immediately adjacent to the southern boundary.

Objections from residents and the Parish Council revolved mainly around the impacts of additional traffic, the amount of development and the unsustainable nature of Stillington.

The scheme had demonstrated a suitable access was achievable as was the scale of development. The Environment Agency had accepted the scheme could mitigate Flood Risk.

The permission was required to contribute towards the provision of affordable housing, education places, off site public open space / recreation as well as a traffic calming feature for the entrance into the village. These formed part of the Section 106 Agreement and Conditions recommended.

The consultees that had been notified and the 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 shall 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 shall 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 contained within the main report.

The Planning Officers report concluded that the proposed scheme was considered to represent sustainable development on a partial brownfield site on the edge of the existing settlement. It had been reasonably demonstrated that 20 units could be accommodated on site whilst providing adequate access, parking, manoeuvring and whilst taking into account matters of Flood Risk, Ecology and other such matters. Conditions were recommended to control the greater level of detail associated with the outline application.

Members were presented with an update report which detailed additional comments and points not covered within the main report including comments from the Highways Transport and Environment Manager confirming their stance that matters of shading from trees and flooding were adequately dealt with in view of the details submitted and this being an outline application. Further justification was also provided in respect to the requirement of education and open space contributions which the applicant had agreed to. Although some changes were suggested to the recommendation within the main report, these were in no way fundamental to the considerations or recommendation of the main report.

Details of the additional comments, Material Planning considerations, Implications and Contributions relating to Open Space, Recreation and Landscaping were detailed within the update report.

The update report concluded that the application be approved in accordance with the recommendation as detailed within the main report subject to the removal of Condition 9 as detailed within the main report in respect to code level construction, and the inclusion of additional conditions/changes as detailed within the update report.

The Chair of Stillington Parish Council was in attendance at the meeting and was given the opportunity to make representation. Her comments could be summarised as follows:

- The Parish Council objected to the planning proposal.
- There was an overkill of new build in the area.
- During the last 23 years the number of residential properties had increased from 305 to 480.
- Within the last 9 months full planning had been approved for 39 dwellings and outline planning had been approved for a further 54. This took the number to 573 which was roughly a 90% increase on housing within the village.
- There were currently 15 properties for sale in the village, some of which were priced well below what they had sold for in 2006.
- The Topography of the area had on-going flooding problems from the higher ground above on both sides to the site in the base of the valley.
- The Stillington area, had an already existing need to upgrade the infrastructure of roads through villages of Stillington, Whitton and Old Stillington for traffic volume from residential properties, Stillington Industrial Estate with over 800

employees and heavy goods vehicles daily. Also through traffic, between Stockton and Aycliffe Industrial Estate, many travelling directly in front of the proposed development, often at high speeds.

- There was a need for Stockton Borough Councils support and consideration which was now zero apart from general services - lighting, refuse collection etc, due to subsidy cuts in Transport, Community Centre, Forest Park maintenance etc.

- Younger people were leaving the area not coming to Stillington, the need for new housing was low.

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

- Views would be obscured and there would be loss of light due to the new development.

- Heavy rain produced flooding under houses and caused gardens to flood. Roads froze over often in winter and drains overflowed.

The Applicants Agent was in attendance at the meeting and was given the opportunity to make representation. his comments could be summarised as follows:

- The Application had taken 11 months since the original submission in May 2014, implementing various surveys and detailed flood risk assessments.

- Flood issues had been difficult and a full hydraulic survey had been undertaken on the main body of the site which was not at risk of flooding.

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

- Members commented that the development was too far away to cause any loss of light.

- The proposed site had not been identified within the Local Development Plan.

- The only reason for the proposal was due to the lack of 5 year affordable housing.

- Although the site had been identified as part brownfield site, the proposal was not sustainable due to the size of the village.

- A recommendation was made that no more than 20 houses were to be built.

- Members were not convinced that flooding would not be a problem at the bottom half of the site.

A vote took place and Members were minded to refuse the application however the Legal Officer and the Planning Officer were of the opinion that a refusal on the grounds suggested may be unsustainable and that the application be

deferred under the Planning Committee Decisions Protocol to enable further consideration and advice by Officers.

RESOLVED that the Planning Committee Decisions Protocol be invoked and therefore planning application 14/2024/OUT be deferred for further consideration by Officers and subsequent advice to Members when the application returns to committee.

P 15/0194/REM
136/14 Land South Of Green Lane, Yarm,
Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 341.no dwellings, additional railway station car parking, infrastructure, open space and landscaping

Consideration was given to a report on planning application 15/0194/REM Land South Of Green Lane, Yarm.

Outline planning consent was granted in 2013 for up to 370 dwellings, additional railway station parking, access, infrastructure, open space and landscaping on land south of Green lane, Yarm (12/1990/EIS). The principle of the development had therefore been established; all matters were reserved except for access as part of the original approval.

This application was a reserved matters application for the appearance, landscaping, layout and scale for the erection of 341 dwellings, additional railway station car parking, infrastructure, open space and landscaping.

The proposal was considered to be in line with general planning policies as set out in the Development Plan and was recommended for approval with conditions.

The consultees that had been notified and the 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 shall 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 shall 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 Officers report concluded that the nature and scale of the development was considered acceptable and that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and was acceptable in terms of highway safety and was in accordance with policies in the Development Plan identified within the main report and therefore the recommendation was to approve the application subject to the conditions set out in the report.

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

- Early maps showed that the proposed site had been open fields since 1658.
- The Applicant had misled the Planning Committee at the outline planning stage .
- The developer should have shown more sympathy to the area.
- The trees on the site were a cash crop and would be cut down.
- The local railway station did not operate trains to Stockton.
- The Developer had indicated that there was a bridal path on farm land when in fact it was a footpath.
- Archaeology on the site was of regional/national importance as described by the developer.
- The site would be ecologically damaged by the proposal.
- One objector had maps available to show Members claiming that the maps used by the developer were incorrect.
- Members were asked to mitigate some of the damage the development would cause to the site.
- The development would encroach on the 'Great Pasture'.
- SUDS ponds were to be placed within the 'Great Pasture', and would take as much land as that of two Olympic sized swimming pools.
- The 'Great Pasture', should be untouched and left as an area of tranquillity. The pasture was of great importance to residents of Kirklevington and West Yarm.

The Applicants Agent was in attendance at the meeting and was given the opportunity to make representation. his comments could be summarised as follows.

- Outline permission had already been granted and the application in front of the Committee was for reserved matters which had taken over a year to finalise with officers.

- There were no issues in relation to Tees Archaeology.
- Dwellings would consist of 1 to 5 bedroom properties of traditional 2 storey and 2.5 storey homes.
- There would be an attractive street scene.
- In line with the S106 agreement, there would be a 20% supply of affordable housing which would be delivered within 1 to 2 years.
- With regard to the bridal path highlighted by objectors, this was an error, and was a public right of way.
- The current car park which serviced the nearby railway station would be doubled.

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

- This was the most unpopular development in Yarm and its reserved matters required further clarification regarding banks and footpath links.
- There were no single storey dwellings which was a surprise as there was a great need for these types of properties.
- Discussion took place in relation to the location of the SUDS ponds.
- Issues were highlighted surrounding field boundary retention.

A vote then took place and the application was approved with amendments to condition 5 as detailed below.

RESOLVED that planning application 15/0194/REM be approved subject to the following conditions and informatives below;

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
1423.B.201	23 January 2015
1423.B.202	23 January 2015
1423.B.203	23 January 2015
1423.B.204	23 January 2015
1423.B.205	23 January 2015
1423.B.206	23 January 2015
1423.HT.116	23 January 2015
1423.HT.117	23 January 2015
1423.HT.118	23 January 2015

1423.HT.119	23 January 2015
1423.HT.120	23 January 2015
1423.HT.121	23 January 2015
1423.G.300	23 January 2015
1423.G.301	23 January 2015
1423.G.302	23 January 2015
1423.G.303	23 January 2015
1423.G.304	23 January 2015
1423.B.200	23 January 2015
1423.HT.101	23 January 2015
1423.HT.102	23 January 2015
1423.HT.103	23 January 2015
1423.HT.104	23 January 2015
1423.HT.105	23 January 2015
1423.HT.106	23 January 2015
1423.HT.107	23 January 2015
1423.HT.110	23 January 2015
1423.HT.111	23 January 2015
1423.HT.112	23 January 2015
1423.HT.113	23 January 2015
1423.HT.114	23 January 2015
1423.HT.115	23 January 2015
1423.HT.170	23 January 2015
1423.HT.171	23 January 2015
1423.HT.172	23 January 2015
1423.HT.173	23 January 2015
1423.HT.188	23 January 2015
1423.HT.189	23 January 2015
1423.HT.124	23 January 2015
1423.HT.125	23 January 2015
1423.SUB.500	23 January 2015
1423.HT.100	23 January 2015
1423.HT.143	23 January 2015
1423.HT.146	23 January 2015
1423.HT.147	23 January 2015
1423.HT.154	23 January 2015
1423.HT.155	23 January 2015
1423.HT.156	23 January 2015
1423.HT.157	23 January 2015
1423.HT.164	23 January 2015
1423.HT.165	23 January 2015
1423.HT.166	23 January 2015
1423.HT.167	23 January 2015
1423.HT.168	23 January 2015
1423.HT.169	23 January 2015
1423.HT.122	23 January 2015
1423.HT.123	23 January 2015
1423.HT.126	23 January 2015
1423.HT.127	23 January 2015
1423.HT.128	23 January 2015
1423.HT.129	23 January 2015
1423.HT.130	23 January 2015
1423.HT.131	23 January 2015

1423.HT.132	23 January 2015
1423.HT.133	23 January 2015
1423.HT.134	23 January 2015
1423.HT.135	23 January 2015
1423.HT.136	23 January 2015
1423.HT.137	23 January 2015
1423.HT.138	23 January 2015
1423.HT.139	23 January 2015
1423.HT.140	23 January 2015
1423.HT.141	23 January 2015
1423.HT.142	23 January 2015
1423.HT.190	23 January 2015
1423.HT.191	23 January 2015
14.1423.10	23 January 2015
Y81.930.05	23 January 2015
SK001/002A	2 April 2015
SK001/003A	2 April 2015
SK001/004A	2 April 2015
SK001/005A	2 April 2015
C2001 B	2 April 2015
C2004 B	2 April 2015
C2002 A	2 April 2015
C2003 A	2 April 2015
1423 04	2 April 2015
ADDINGHAM-TYPE1-AS(1)	2 April 2015
ADDINGHAM-TYPE1-OP(1)	2 April 2015
Y81.930.21	2 April 2015
SANDRINGHAM13	2 April 2015
SANDRINGHAM13	2 April 2015
P-BESWICKT1	2 April 2015
P-GRASSINGTONT1(AS)	2 April 2015
P-GRASSINGTONT1(OP)	2 April 2015
P-GRASSINGTONT3(AS)	2 April 2015
P-HARROGATET1(AS)	2 April 2015
P-HARROGATET1(OP)	2 April 2015
P-HARROGATET3(OP)	2 April 2015
P-ILKLETT1(AS)	2 April 2015
P-ILKLEYT1(OP)	2 April 2015
P-ILKLEYT3(AS)	2 April 2015
P-ILKLEYT3(OP)	2 April 2015
P-KNARESBOROUGH1(AS)	2 April 2015
P-KNARESBOROUGH1(OP)	2 April 2015
P-KNARESBOROUGH3(AS)	2 April 2015
P-KNARESBOROUGH3(OP)	2 April 2015
P-SALTAIRET1(AS)	2 April 2015
P-SALTAIRET1(OP)	2 April 2015
P-SETTLET1(AS)	2 April 2015
P-SETTLET1(OP)	2 April 2015
P-SETTLET2(AS)	2 April 2015
P-SETTLET2(OP)	2 April 2015
P-SETTLET3(AS)	2 April 2015
P-SETTLET3(OP)	2 April 2015
P-SHIPLEYT1(AS)	2 April 2015

F112-1	1 April 2015	
F114-1	1 April 2015	
F115-1	1 April 2015	
1423-01 REV C		9 April 2015
Y81.930.04 REV D		9 April 2015
741_01 REV D		9 April 2015
P-GRASSINGTONT2(OP)		2 April 2015

03. This approval relates solely to this application for the approval of Reserved Matters and does not in any way discharge condition numbers 7, 8, 12, 14, 19 and 24 contained in the Outline Planning Approval reference 12/1990/EIS which still require the submission of specific details and the written approval of the Local Planning Authority.

04. Prior to the use of the allotments shown on drawing 741_01 Rec C: Landscape Strategy, an Allotment Management Plan, shall be submitted to and approved by the Local Planning Authority. The Allotment Management Plan shall set out the usage parameters for allotment holders; boundary treatments / means of enclosure to delineate the individual plots; provision and supply of water to each plot; scale and type of building to be installed on each plot and surfacing of the access tracks to each plot. The Allotment Management Plan shall be implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

05. Notwithstanding the submitted details in the application, for each phase the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved detail.

Informative 1: National Planning Policy Framework

The Local Planning Authority has by the resolution of satisfactory details and the identification and imposition of appropriate planning conditions worked in a positive and proactive manner based on seeking solutions to problems arising in dealing with the planning application.

P 137/14 1. Appeal - Mr & Mrs Wood - Land at Woodside Farm, Wynyard Road Thorpe Thewles. 14/1618/PDA - DISMISSED

RESOLVED that the appeals be noted.

P 138/14 Retiring Members

Members referred to the fact that this would be the last meeting attended by the Chairman Cllr Bob Gibson OBE, Planning Committee Members Cllr Ken Lupton and Cllr Jean Kirby as they were retiring from the Council with effect from the forthcoming May elections. Members gave thanks to Cllr Gibson, Lupton and Kirby and offered their best wishes for the future. On behalf of Officers the Principal Solicitor also wished the retiring Chair and Members well for the future.

