

Planning Committee

A meeting of Planning Committee was held on Wednesday, 24th May, 2017.

Present: Cllr Norma Stephenson O.B.E (Chair); Cllr Helen Atkinson, Cllr Ian Dalgarno (Sub for Cllr Sylvia Walmsley), Cllr Ken Dixon (Sub for Cllr Gillian Corr), Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Eileen Johnson (Sub for Cllr Nigel Cooke), Cllr Paul Kirton, Cllr Mrs Jean O'Donnell (Sub for Cllr David Wilburn), Cllr Mick Stoker and Cllr Tracey Stott.

Officers: Barry Jackson, Simon Grundy, Gregory Archer, Peter Shovlin, Joanne Roberts, Jade Harbottle (EG&DS), Julie Butcher (HR,L&C), Peter Bell (A,D&ES).

Also in attendance: Applicants, agents and members of the public.

Apologies: Cllr Carol Clark, Cllr Gillian Corr, Cllr Nigel Cooke, Cllr Stephen Parry, Cllr Sylvia Walmsley and Cllr David Wilburn.

P **Manchester Attack**
14/17

Members were in solidarity with the people of Manchester and the families of the victims of the recent terrorist attack.

P **Evacuation Procedure**
15/17

The Evacuation Procedure was noted.

P **Declarations of Interest**
16/17

There were no interests declared.

P **Minutes from the meetings which were held on the 12th April and 3rd May**
17/17 **2017**

Consideration was given to the minutes from the meetings held on the 12th April and 3rd May 2017.

RESOLVED that the minutes from the meetings held on the 12th April and 3rd May 2017 be approved and signed by the Chair as a correct record.

P **17/0755/LBC**
18/17

The Globe, 153-157 High Street, Stockton-On-Tees
Listed Building consent for the restoration and refurbishment of The Globe with new back-of-house facilities to create a performance and multi-purpose venue and change of use of 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit.

Consideration was given to a report on planning application 17/0755/LBC The Globe, 153-157 High Street, Stockton-On-Tees.

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

Neighbours were notified and the comments received were detailed within the

main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that overall it was considered that the proposal was generally in accordance with the thrust of the guidance within the listed buildings and conservation areas act, planning policies and the development would assist in supporting the reuse of listed buildings.

The proposed extensions and alterations were acceptable in principle and would not have an adverse impact on the listed building and it was recommended that the application be Approved with Conditions for the reasons specified within the main report.

RESOLVED that planning application 17/0755/LBC be approved subject to the following conditions and informatives below;

01 Time Limit

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

02 Approved Plans

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

Plan Reference Number

Date on Plan

P-07 17 March 2017
P-04 REV A 29 March 2017
P-08 17 March 2017
P-06 REV A 29 March 2017
P-02 23 March 2017
P-09 23 March 2017
P-03 17 March 2017
P-05 17 March 2017
P-24 REV D 23 March 2017
P-22 REV C 28 March 2017
P-28 REV C 28 March 2017
P-26 REV E 29 March 2017
P(0)001 23 March 2017
P-25 REV C 17 March 2017
P-23 REV C 28 March 2017
P-27 REV C 28 March 2017
P-29 REV D 28 March 2017
P-35 29 March 2017

03 Materials

Notwithstanding the submitted plans, construction of the external walls and roof of the new extension to the rear of The Globe (back of House) shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and

approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Shop Front of 153 High Street

Notwithstanding the submitted plans, construction of new shop front to 153 High Street shall not commence until full details, including the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

05. Fascia Canopy

Notwithstanding details hereby approved, the fascia canopy to the front of the building shall be constructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

06. Work schedule

Notwithstanding details hereby approved there shall be no works carried out on, to or within the building which result in the removal or damage of any fixed part of the building unless in accordance with a schedule of works and working methods to be first submitted to and approved in writing by the Local Planning Authority. The schedule shall include but not be restricted to detailing the following areas of works;

- a. Works to any existing light fittings,
- b. Works to the seating within the circle,
- c. Works to any plasterwork,
- d. Works to w.c's
- e. Works to all doors and fretwork grilles,
- f. Works to remove tiling to the façade,
- g. Extent of render repairs to the front elevation,
- h. Works to fall protection guarding,
- i. Works to the entrance including booking office, poster boxes and entrance doors.

07. Stage

Notwithstanding details hereby approved, no works to the stage shall be undertaken unless in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority

08. Painting

Notwithstanding details hereby approved there shall be no painting of external surfaces including but not restricted to walls, windows, doors and fret work grilles unless in accordance with a scheme of painting to be first submitted to and approved in writing by the Local Planning Authority.

09. Lighting

Notwithstanding details hereby approved, there shall be no lighting installed to the front of the premises unless in accordance with a scheme of such to be first submitted to and approved in writing by the Local Planning Authority.

10. Window replacement

Notwithstanding details hereby approved there shall be no replacement of windows to the building until a report has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the existing windows are incapable of being reasonably repaired or reused within the

scheme. Prior to the removal of any windows, a scheme detailing the design, construction and maintenance of all windows to be replaced shall have been submitted to and approved in writing by the Local Planning Authority. Any replacement windows shall be undertaken in strict accordance with the approved scheme.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

**P
19/17**

17/0754/COU

The Globe, 153-157 High Street, Stockton-On-Tees

Restoration and refurbishment of The Globe with new back-of-house facilities to create a performance and multi-purpose venue and change of use of No. 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit.

Consideration was given to a report on planning application 17/0754/LBC The Globe, 153-157 High Street, Stockton-On-Tees.

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

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that overall it was considered that the proposal was generally in accordance with the thrust of the guidance within national and local planning policies and the development should assist in supporting the vitality and viability of the town centre. Furthermore, it would result in the reuse of listed buildings which would have a positive impact on the listed buildings and wider conservation area.

The proposed extensions and alterations were acceptable in principle and it was recommended that the application be Approved with Conditions for the reason(s) specified within the main report.

RESOLVED that planning application 17/0754/COU be approved subject to the following conditions and informatives;

01 Time Limit

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

02 Approved Plans

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

Plan Reference Number	Date on Plan
P-07	17 March 2017
P-04 REV A	29 March 2017
P-08	17 March 2017
P-06 REV A	29 March 2017
P-02	23 March 2017
P-09	23 March 2017
P-03	17 March 2017
P-05	17 March 2017
P-24 REV D	23 March 2017
P-22 REV C	28 March 2017
P-28 REV C	28 March 2017
P-26 REV E	29 March 2017
P(0)001	23 March 2017
P-25 REV C	17 March 2017
P-23 REV C	28 March 2017
P-27 REV C	28 March 2017
P-29 REV D	28 March 2017
P-35	29 March 2017

03 Materials

Notwithstanding the submitted plans, construction of the external walls and roof of the new extension to the rear of The Globe (back of House) shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Shop Front of 153 High Street

Notwithstanding the submitted plans, construction of new shop front to 153 High Street shall not commence until full details, including the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

05 Fascia Canopy

Notwithstanding the submitted plans and information, prior to installation full details of the fascia canopy to the front of the Globe, including the materials to be used shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

06 Lighting Scheme

Notwithstanding details hereby approved, there shall be no lighting installed to the front of the premises unless in accordance with a scheme of such to be first submitted to and approved in writing by the Local Planning Authority.

07 Use of 153 High Street.

The use hereby approved for 153 High Street shall not be brought into use until the adjacent premises (The Former Globe Theatre) has been brought into use as a performance and multipurpose venue unless otherwise approved in writing

by the Local Planning Authority.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application

**P
20/17**

17/0526/FUL

**Land to the South of Wynyard Woods and West of Woodside, Wynyard
Erection of a Primary Free School (inc. Sport Facilities) and Nursery
together with access from Wynyard Wood.**

Consideration was given to a report on planning application 17/0526/FUL Land to the South of Wynyard Woods and West of Woodside, Wynyard.

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

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in conclusion the impacts of the proposal had been considered against national and local planning guidance. 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 any adjacent neighbours and did not conflict with policies in the Development Plan. It was considered that the development could be undertaken without harm to the surrounding area and there were no overriding matters of a technical nature that would outweigh the presumption in favour of a sustainable development on the site.

It was considered that the application site was sustainable and the presumption in the NPPF that Planning should operate to encourage and not act as an impediment to sustainable growth must be applied. Significant weight was required to be placed on the need to support schools through the planning system. It was considered the proposal would not give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole and therefore the application was accordingly recommended for approval subject to the conditions set out in the report.

The Head Teacher from Wynyard Primary was in attendance at the meeting and outlined the Traffic Plan and car parking arrangements for the proposed new school.

Members were given the opportunity to ask questions/make comments on the

application and these could be summarised as follows:

- Would the pathways be large enough for pedestrians and children on bikes?
- The car parking plan is welcomed.
- Wynyard clearly needs this provision.
- Fully supportive of the application and the attention to detail is exceptional

Officers were given the opportunity to respond to comments/issues raised by Members. Their responses could be summarised as follows:

- Yes the pathways would be large enough for pedestrians and children on bikes.

A vote then took place and the application was approved with the inclusion of an additional condition as follows:

Prior to occupation of the school hereby approved a Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved strategy

That planning application 17/0526/FUL be approved subject to the following conditions and informatives;

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

Plan Reference Number	Date on Plan
WYNY01-WBA-XX-RDR-A-PL11	27 February 2017
WYNY01-WBA-XX-ZZDR-A-PL04	27 February 2017
WYNY01-WBA-XX-ZZDR-A-PL05	27 February 2017
WYNY01-WBA-A-PL06	27 February 2017
WYNY01-WBA-XX-00-DR-A-PL10	27 February 2017
WYNY01-WBA-XX-B1-DR-A-PL09	27 February 2017
WYNY01-WBA-XX-ZZDR-A-PL01	27 February 2017
WYNY01-WBA-XX-ZZPLANNING-A-PL12	31 March 2017

02 No development shall take place unless and until:

- a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number WYNY01-WBA-XX-ZZ-DR-A-PL05 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

03 The school shall not be brought into use until a community use scheme has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall apply to the playing field, school hall and studio and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

04 No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.

05 Construction of the external walls and roofs shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

06 In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

07 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

08 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of the erection of any permanent fencing, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before

the development hereby approved is occupied.

09 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, luminance of buildings facades and external areas of the site, including parking courts and pitches, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of external lighting and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

10 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of soft landscaping works 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 commencement of the development or agreed phases 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.

11 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

12 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with:

- BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th

November 2007

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.

13 No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- (vi) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;
- (vii) measures to control and monitor the emission of dust and dirt during construction;
- (viii) a Site Waste Management Plan;
- (ix) details of the routing of associated HGVs;
- (x) measures to protect existing footpaths and verges; and a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

14 No development shall take place (except for the purposes of constructing the initial site access) until that part of the access(es) extending 15 metres into the site from the carriageway of the existing highway has been made up to binder course level, as a minimum, in accordance with the Councils Design Guide and Specification.

15 Prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.

16 A School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the school building. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any appropriate requisite infrastructure improvements and implementation timetable shall be agreed by the Local Planning Authority. The Travel Plan shall be implemented as approved.

17 The playing facilities shall not be used outside the hours of 09.00-21.00hrs Monday to Sunday.

18 Before the installation of any external equipment, fixtures and fittings associated with the M&E installation, full details of the external M&E shall be

submitted to and approved in writing by the Local Planning Authority.

19 All ecological mitigation measures within the 'Extended Phase 1 Habitat Survey' (February 2017) and Bat Transect Survey shall be implemented throughout the development in full in accordance with the advice and recommendations contained within the document.

20 The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system;
- II. A build program and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during construction phase;
- IV. Details of adoption responsibilities;
- V. Management plan for the Surface Water Drainage scheme and any maintenance arrangements;

The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

21 The measures within the Sustainability Statement from Callaghan Green (9 March 2017) shall be implemented in full in accordance with the advice and recommendations contained within the document.

22 Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

23 Prior to occupation of the school hereby approved a Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved strategy.

24 Prior to occupation of the school hereby approved a Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved strategy.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

Informative: Drainage

Surface water discharges from this site shall be flow regulated to ensure that flooding problems elsewhere in the catchment are not exacerbated. The discharge rates from the site will be restricted to the existing greenfield runoff rate (QBAR value) with sufficient storage within the system to accommodate a 1 in 30 year storm. The design shall also ensure that storm water resulting from a 1 in 100 year event plus climate change surcharging the drainage system can be stored on site without risk to people or property and without overflowing into drains or watercourse. Full Micro Drainage design files (mdx files) including the catchment plan must to be submitted for approval. The flow path of flood waters exiting the site as a result of a rainfall event exceeding the 1 in 100 year event plus climate change should also be provided.

The layout of any proposed development and sustainable drainage system should be designed to mimic natural drainage flow paths, utilising existing natural low-lying areas and conveyance paths where appropriate. This means considering the existing blue / green corridors across the proposed site and utilising the natural low-lying areas for the surface water management system for the development. To mimic natural catchment process as closely as possible, a "management train" is required, it is fundamental to designing a successful SuDS system, it uses techniques in series to reduce pollution, flow rates and volumes. The detailed design must show flow routes, SuDS component section, sub-catchments, discharge and flow control locations, storage features and how SuDS integrate into the landscape.

The developer will need to provide a detailed program including time table for the construction of the main surface water drainage infrastructure.

Informative: NWL

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates & points into the public sewer network. This can be done by submitting a pre development enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6646.

Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Application can then be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

For information only

We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

P 17/0464/VARY
21/17 Fairfield Garage, 318 Bishopton Road West, Stockton-on-Tees
Section 73 application to vary condition no2 (Approved Plans) of planning approval 16/1029/FUL- Proposed extension to rear, raising of roof height, and installation of retaining wall and 1.8m high timber fence to northern and western boundary

Consideration was given to a report on planning application 17/0464/VARY Fairfield Garage, 318 Bishopton Road West, Stockton-On-Tees.

At the 3rd May Planning Committee, Members deferred the application to enable officers to discuss with the applicant the provision of higher fencing for screening to the rear of the site.

Members were now required to reconsider the application taking into account the planning policies and material planning considerations set out in the original report together with the additional condition requiring the higher fencing and climbers as per the comments received from the Highways, Transport and Design Manager.

The recommendation remained as set out in the report made to Members at the Planning Committee on 12th April 2017 contained within Appendix 1 that the application be granted conditional approval subject to the additional condition for the fencing.

Objectors attended the meeting and were given the opportunity to make representation. With the exception of those submissions already provided during the consultation period, and detailed within the report, objector's comments could be summarised as follows:

- Security lights were being fitted at the back of the premise and they were not part of the application.
- Residents haven't had letters from the Planning Department advising them that the application was going to be considered at this meeting.
- A vehicle could easily crash through the back fence of the development into a resident's back garden. Some sort of safety barrier should be put up.

Officers were given the opportunity to respond to comments/issues raised by objectors. Their responses could be summarised as follows:

- The issue of the security lights would be looked at by officers.
- Letters were sent out to residents using the normal procedure.
- Safety was a key consideration for planning applications and a safety barrier was not considered necessary for this application.

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

- The security lights will impede on residents and must be looked at by officers.
- Concerns about the number of letters that went out to residents. Can Members be informed of the number of letters that were sent out to residents?
- In agreement that a safety barrier should be installed at the rear of the premise as the area will not only be used as a car park but heavy vehicles would also be moving about in the area.

Officers were given the opportunity to respond to comments/issues raised by Members. Their responses could be summarised as follows:

- A safety barrier was not deemed necessary for this application but officers can work with the applicant to see if he would be willing to erect some sort of internal barrier.
- The security lighting wasn't looked at by officers as that wasn't part of the original application but officers will now visit the premise to investigate the situation.

The Chair felt that it would be appropriate for an item to come to a future meeting of the Planning Committee to discuss the general practice regarding consultation letters.

RESOLVED that planning application 17/0464/VARY be approved subject to the following conditions and informatives below;

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

Plan Reference Number	Date on Plan
PLAN/5/- REV C	27 February 2017
PLAN/4/- REV C	20 March 2017

02. Self-Closing Doors

The proposed new pedestrian access doors within the side elevations of the building shall be fitted with self-closing mechanisms and maintained during the life of the building.

03. Prior to occupation of the development hereby approved a fence shall be erected along the rear boundary of the site. The fence shall consist of a 2.0m high close boarded fence with trellis above (total height of 2.7m). The fence shall be retained and maintained thereafter for the lifetime of the development.

04. The development hereby approved relates specifically to those areas detailed within the submission documentation and in no way discharges any of the conditional requirements associated with the development approved under application 16/1029/FUL.

INFORMATIVE

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application

Informative: Planting

The Council is to provide planting in the form of climbers on the rear boundary fence. The cost of which is to be covered by the applicant.

Informative: Indemnity

The applicant is to provide written confirmation indemnifying the council from any damage the planting may cause to the rear boundary fence.

P
22/17

Barry Jackson - Planning Development Services Manager

Members thanked Barry Jackson - Planning Development Services Manager for all his excellent work over the years at Stockton-on-Tees Borough Council.