

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 27th September, 2017.

**Present:** Cllr Mick Stoker(Vice-Chairman), Cllr Helen Atkinson, Cllr Derrick Brown (Sub Cllr Norma Stephenson O.B.E(Chairman)), Cllr Carol Clark, Cllr Jean O'Donnell (Sub Cllr Nigel Cooke), Cllr Sally Ann Watson(Sub Cllr Lynn Hall), Cllr Elsi Hampton, Cllr Tony Hampton, Cllr David Harrington, Cllr Paul Kirton, Eileen Johnson(Sub Cllr Tracey Stott), Cllr Marilyn Surtees, Cllr Ian Dalgarno (Sub Cllr Mrs Sylvia Walmsley), Cllr David Wilburn

**Officers:** Simon Grundy, Stephanie Landles, Peter Shovlin, Sam Tidy (EG&DS), Julie Butcher (HR,L&C) Sarah Whaley (A,D&ES)

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

**Apologies:** Cllr Norma Stephenson O.B.E(Chairman), Cllr Nigel Cooke, Cllr Lynn Hall, Cllr Tracy Stott, Cllr Mrs Sylvia Walmsley

**P**        **Evacuation Procedure**  
**57/17**

The Evacuation procedure was noted.

**P**        **Declarations of Interest**  
**58/17**

There were no declarations of interest.

**P**        **Draft minutes from the meeting which was held on the 26th July 2017**  
**59/17**

Consideration was given to the draft minutes of the Planning Committee meeting which was held on the 26th July 2017 for approval and signature.

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

**P**        **17/0775/OUT**  
**60/17**    **Land Associated With Hunters Rest, Urlay Nook Road, Eaglescliffe**  
**Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for the erection up to 130 dwellings, associated infrastructure including access road and public open space.**

Consideration was given to a report on planning application 17/0775/OUT, Land Associated with Hunters Rest, Urlay Nook Road, Eaglescliffe.

Members of the Committee were informed that the officers' recommendation had changed due to the applicant not submitting the required information in relation to traffic. Further information and assessments were required to ensure that the recommendation was robust and therefore the recommendation was changed to a deferral.

It was hoped that the applicant would submit the information sometime in the future which would allow the assessment of the junction of the A66/Elton interchange.

A vote took place and the application was deferred.

RESOLVED that application 17/0775/OUT, Land Associated with Hunters Rest, Urlay Nook Road, Eaglescliffe be deferred for the reasons as set out above.

P  
61/17

**17/1419/COU**

**103 - 107 High Street, High Street, Norton**

**Part retrospective application for the change of use to a health deli/café (A3) at ground floor and a personal training and fitness studio (D2) at first floor. Creation of outdoor seating areas at ground floor and first floor, installation of feature railings at first floor, installation of fire escape and flue (to rear)**

Consideration was given to a report which was a Part retrospective application for 103 – 107 High Street, High Street, Norton for the change of use to a health deli/café (A3) at ground floor and a personal training and fitness studio (D2) at first floor. Creation of outdoor seating areas at ground floor and first floor, installation of feature railings at first floor, installation of fire escape and flue (to rear).

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 the application had been considered in accordance with national and local planning policies and was considered to be acceptable in that it would not result in any conflict with planning policy; an undue adverse impact on the amenity of the building or neighbouring properties; was acceptable in regard to the impacts on the Norton Conservation area and was acceptable in highway safety terms. It was recommended that the application be approved with conditions for the reasons specified within the main report.

The Applicants attended the meeting and were given the opportunity to make representation. The Applicants comments could be summarised as follows:

- The Applicant was leasing the property with her partner and together they were running a business from the premise.
- There was no intention to cause a nuisance to neighbouring properties and the applicant hoped they could work together to ensure there was no disturbance.
- The use of the courtyard was to enable dog walkers the opportunity to eat at the café, which was to be used during daytime only.
- The upstairs of the building was to be used for one to one personal training and would cause minimum impact on parking.

- The extraction flue was necessary to run the kitchen
- The proposed railings had been advised by building control for the reasons of health and safety.

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

- It was felt that there had not been sufficient attention given to issues regarding noise.
- Clarity was sought in relation to conflicting information between Planning Officers and Environmental Health, as Environmental Health had requested that windows were closed whilst music was being played, however Planning Officers were not.
- The application was a massive improvement to what the building had previously been used for.

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

- The Team Manager for Environmental Protection informed the Committee that she felt there were two issues to address. Firstly it was expected that there would be loud beating music to compliment the gym and therefore there was a condition attached to the recommendation to enclose the noise from the music within the structure. The second issue was relating to noise coming from the structure such as weights potentially banging on the floor; however it was understood that the building had been constructed to high building regulations. The gym sessions were to be one to one only, the gym had also been furnished and bounce board had been installed on the floor which would eliminate any noise from weights.
- It was explained to Members that Planning Officers did not impose a condition on windows being closed to eliminate music noise as there was already a condition controlling the music to background level.

A vote then took place and the application was approved.

RESOLVED that planning application 17/1419/COU 103-107 High Street, Norton be approved subject to the following conditions and informative below;

01 Approved Plans;

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

Plan Reference Number	Date on Plan
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SBC0001	25 May 2017
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17051-01

17051-02	25 May 2017
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15 August 2017

02. Opening Hours

The premises hereby approved shall not be open to customers outside the

hours of 6am and 9pm, with the premises vacated of customers by 10pm.

03. Outdoor seating area

The external ground floor seating area shall not be open to customers outside of the hours of 10:00 - 20:00Hrs.

04. First floor flat roof

Notwithstanding the approved plans, the first floor flat roof area shall not be used as a seating area by customers or staff for the life of the development.

05. Deliveries

No deliveries shall be taken at, or dispatched from the site outside the hours of 08:00Hrs and 18:00Hrs.

06. Music

No amplified music will be played and any music shall be background music and played indoors only.

07. Noise disturbance from New Plant

The rating level of sound emitted from machinery associated with the development shall not exceed background sound levels by more than 5dB (A) between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

08. Access to fitness facility

Access for customers to the fitness studio shall be from the main High Street entrance only and not via the rear access.

**INFORMATIVE OF REASON FOR PLANNING APPROVAL**

**Informative: Working Practices**

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

**P  
62/17**

**17/1801/LA**

**Northfield School and Sports College, Thames Road, Billingham  
Erection of a three storey extension, internal alterations, extension to  
existing car park, creation of 8 new additional car parking spaces,  
associated external works and removal of 2no. mobile classrooms.**

Consideration was given to a report on planning application 17/1801/LA. North Field School and Sports College, Thames Road, Billingham.

The application site was Northfield School and Sports College located off Thames Road in Billingham. The college was set back from the main highway and comprised of several connected single and two storey buildings. Saint Paul's Roman Catholic Primary School was located to the west, residential properties of Thames Road to the south and to the east Barkston Close. Playing fields were located to the north.

Planning permission was sought for the erection of a three storey extension to the college to provide a year 7 building and the removal of the 2 existing mobile classrooms. The building would provide additional classroom, office spaces, science laboratories, dining area and kitchen areas

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 the application be approved for the reasons specified within the main report.

Members briefly discussed the application.

A vote then took place and the application was approved.

RESOLVED that planning application 17/1801/LA be approved subject to the following conditions and informatives:-

01 Approved Plans

The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date on Plan
A10787 - 100	6 July 2017
17T2036-100 REV P2	12 September 2017
17T2036-101 REV P1	6 July 2017
A10787-101	6 July 2017
A10787-102	6 July 2017
A10787-103	6 July 2017
A10787-104	6 July 2017
A10787-105	6 July 2017
A10787-106	6 July 2017
A10787-107	6 July 2017

02 Construction Management Plan

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;
- (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.

### 3. Landscape Hardworks

No hard landscaping works shall commence until full details of the proposed hard landscaping have been submitted to and been 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 and in accordance with the approved details prior to the occupation of any part of the development.

### 04.Landscaping Softworks

No soft landscaping works shall commence until full details of the soft landscaping works have 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 details and shall be implemented prior to the occupation of any part of the development.

## INFORMATIVE OF REASON FOR PLANNING APPROVAL

### Informative 1: 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 2 - Northumbrian Water

Northumbrian Water has advised that surface water drainage solutions should be taken into account by assessing discharge into ground (infiltration), discharge to a surface water body, discharge to a surface water sewer or discharge to a combined sewer.

### Informative 3- Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

**P**

**1. Appeal. Mr & Mrs Bond - 6 Seamer Road, Hilton, Yarm, TS15 9JH**

- 63/17 16/2260/OUT - ALLOWED WITH CONDITIONS**  
**2. Appeal. Mr And Mrs Devlin - 47 Thornwood Avenue, Ingleby Barwick,  
TS17 0RS**  
**16/3075/FUL - ALLOWED WITH CONDITIONS**  
**3. Appeal. Mandale Construction North Ltd - Land South Of Cayton Drive,  
Thornaby**  
**16/3022/REV - ALLOWED AND COSTS ALLOWED**

The Appeals were noted.