

Planning Committee

A meeting of Planning Committee was held on Wednesday, 26th July, 2017.

Present: Cllr Norma Stephenson O.B.E (Chair); Cllr Helen Atkinson, Cllr Derrick Brown (Vice Cllr Dave Wilburn), Cllr Carol Clark, Cllr Nigel Cooke, Cllr Ian Dalgarno (Vice Cllr Sylvia Walmsley), Cllr Elsi Hampton, Cllr Tony Hampton, Cllr Stefan Houghton, Cllr Paul Kirton, Cllr Mrs Jean O'Donnell (Vice Cllr Tracey Stott), Cllr Ross Patterson (Vice Cllr Gillian Corr), Cllr Mick Stoker and Cllr Marilyn Surtees.

Officers: Simon Grundy, Peter Shovlin (ED&G); Julie Butcher (HR,L&C); Peter Bell (DCE).

Also in attendance: Members of the Public.

Apologies: Cllr Gillian Corr, Cllr Lynn Hall, Cllr Tracey Stott, Cllr Mrs Sylvia Walmsley and Cllr David Wilburn.

P Evacuation Procedure

36/17

The evacuation procedure was noted.

P Declarations of Interest

37/17

There were no declarations of interest.

P Minutes from The Planning Committee Meeting which was held on the
38/17 14th June 2017

Consideration was given to the minutes of the Planning Committee held on the 14th June 2017.

RESOLVED that the minutes of the Planning Committee held on 14 June 2017 be approved and signed by the Chair as a correct record.

P 17/0989/OUT

39/17

**Outline application with all matters reserved for the erection of 4 no. dwellinghouses.
North Meadow, Sunderland Road, Wolviston**

Consideration was given to a report on planning application 17/0989/OUT - North Meadow, Sunderland Road, Wolviston - Outline application with all matters reserved for the erection of 4 no. dwellinghouses.

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

Neighbours had been notified and 10 letters of objection had been received. The main details were summarised within the report. One letter of contribution had also also received.

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

The Planning Officers report concluded that as the site was within the limits to

development and unallocated for any other use, the proposal was considered acceptable in principle, but subject to the consideration of details. The indicative layouts showed that the development could be accommodated on the site without any unacceptable impacts on the amenity of the occupants of surrounding properties or uses or compromise highway safety. Adequate account had been made of the protected trees and other vegetation on the site and as such it was considered that the proposal was acceptable.

Objectors were in attendance at 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, objectors comments could be summarised as follows:

- There appeared to be a covenant on the property by the Church Commissioners restricting the property to 2 dwellings, 1 being North Meadows and the other one Wayside
- If planning permission was given there should be no more than 3 properties on the site that were in keeping with the area.
- Access to Sunderland Road would only be acceptable in a forward gear. The siting was still close enough to the junction and blind bend to be a hazard to motorists approaching from The Pippins regardless of whether access to Plot 4 was in a forward or reverse gear.

Officers were given the opportunity to respond to comments / issues raised by the objectors and these could be summarised as follows:

- The issue of covenant was a civil issue not a planning consideration. The applicant may need to consider this and how it may effect them.
- With regard to the number of properties and access issues, they would come down to the reserved matters application. This application was just to consider the principle of development.

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

- Highway safety was a material consideration and this should be considered. All new developments should have footpaths. There was clearly a safety concern at the application site.
- The site was overdeveloped with little space between the properties. A reduced number of dwelling would be more suitable allowing greater garden space and separation between dwellings and the green corridor to the north.
- The proposed properties would be out of character with the area.
- 3 dwellings on the site would be better than 4.

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

- Policy CS2 did refer to the choice of transport modes and footpaths but Highways Officers had looked at the policy and considered that the width of the road and the degree of traffic movements don't pose a highway safety danger.

- With regard to the over development of the site, the final details of the indicative plan had yet to be submitted and the case officer had looked at the site and they were happy that separation distances and garden space can be achieved with 4 dwellings on the site.

A vote then took place and the application was approved.

RESOLVED that planning application 17/0989/OUT be approved subject to the following conditions and informatives:-

Approved Plans

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

Plan Reference Number	Date on Plan
SBC0001	10 April 2017

02 Reserved matters - Period for submission of details

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

03 Reserved Matters - Period for commencement

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later

04 Reserved matters - Details

Approval of the details of the access, layout, scale, appearance and landscaping to the site (the reserved matters), shall be in accordance with the details of a scheme to be submitted to, and approved by the Local Planning Authority before development commences.

05 Drainage

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. Thereafter the development shall take place in accordance with the approved details.

06 Reserved Matters Application: Noise

When submitting the reserved matters application, the design and layout of the proposed dwellings shall include;

- Windows with acoustic ventilation [in line with approved document F(AD_F) of the building regulations] to ensure that no greater than the noise limits listed below are achieved:

Dwellings indoors in daytime: 35 dB LAeq, 16 hours

Inside bedrooms at night-time: 30 dB LAeq, 8 hours (45 dB LMax).

- Acoustic fences to achieve an outdoor noise limit not greater than 55 dB LAeq,16 hours.

07 Reserved Matters Application: Shade Parameters Plan

When submitting the reserved matters application, the application shall include a shade Parameters Plan to demonstrate the impact of existing and proposed new tree planting on properties and their gardens.

08 Levels

Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, details of existing ground levels both on site and at adjacent properties which bound the site, finished ground, and finished floor levels for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

09 Arboricultural method statement

Before development commences an Arboricultural method statement for working in close proximity to the trees on and around the site shall be submitted and agreed in writing by the local planning authority. The statement needs to be informed by the recommendations contained in the submitted Arboricultural Impact Assessment report and shall include the methods of working, use of materials and plant, and protection of the rooting zone of the trees on and around the site. The approved arboricultural method statement should then be undertaken in full unless with the prior written agreement to any variation by the Local Planning Authority.

10. Landscaping

Notwithstanding the proposals detailed in the submitted plans no tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved landscaping plans submitted at reserved matters stage, without the written authorisation of the Local Planning Authority. Any tree, shrub or hedge or any tree/shrub or hedge planted as part of the landscaping scheme or any replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

11. Ecology

Work shall be undertaken in complete accordance with the recommendations as detailed in Section 7.5 of the Arboricultural Implications Assessment, May 2017.

12. Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

13. Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, 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 prior to resumption of the works.

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: Reserved Matters

When submitting the application(s) for reserved matters; the reserved matters should include the following details

“access”, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings;

“landscaping”, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

Informative: Northumbrian Water Authority

The developer should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely, Soakaway; Watercourse, and finally Sewer

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.

**P
40/17**

**1. Appeal - Cliff Court Developments Ltd - Collectables Retail Park, Ross Road, Stockton-On-Tees
15/2654/FUL - ALLOWED WITH CONDITIONS**

The appeal was noted.