

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 8th November, 2017.

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

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

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

**Apologies:** Cllr Tracey Stott, Cllr Sylvia Walmsley

**P**        **Evacuation Procedure**  
**64/17**

The Evacuation procedure was noted.

**P**        **Declarations of Interest**  
**65/17**

There were no declarations of interest.

**P**        **Draft minutes from the Planning Committee meetings which were held on**  
**66/17**     **the 16th August, 6th September and 27th September 2017**

Consideration was given to the draft minutes of the Planning Committee meetings which were held on the 16th August, 6th September and 27th September 2017 for approval and signature.

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

**P**        **17/0919/REM**  
**67/17**     **Land at Low Lane, High Leven**  
**Reserved matters application for the appearance, landscaping, layout and scale, for residential development of 53 no. dwellings.**

RESOLVED that application 17/0919/REM, Land at Low Lane, High Leven Reserved matters application for the appearance, landscaping, layout and scale, for residential development of 53 no. dwellings be deferred to a future meeting of the Planning Committee.

**P**        **17/1704/FUL**  
**68/17**     **Land at Low Lane, Ingleby Barwick**  
**Erection of 2 no. detached dwellings with associated access and landscaping**

RESOLVED that application 17/1704/FUL Land at Low Lane, Ingleby Barwick Erection of 2 no. detached dwellings with associated access and landscaping be deferred to a future meeting of the Planning Committee.

**P**        **17/1155/FUL**  
**69/17**     **Unit 1, Sandgate Park Shopping Centre, Bancroft Drive**

## **Proposed shed to rear.**

Consideration was given to a report on planning application 17/1155/FUL Unit 1, Sandgate Park Shopping Centre, Bancroft Drive.

Planning permission was sought to erect a metal shed within the rear yard that served Unit 1 (Fix It DIY) within Sandgate Park Shopping Centre. The yard to the rear (north) of the shopping parade was linear in nature as it served the other units within the centre.

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 view of the considerations detailed within the main report it was considered that the proposed shed would not adversely affect the character of the surrounding area, amenity of neighbouring occupiers or highway safety and consequently the application was recommended for approval subject to those conditions set out within the report.

Officers presented the report to the committee and provided Members with a change to condition five of the recommendations to include the prevention of the storage of gas bottles.

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

- Discussion took place around the height of the shed and if it was higher than the existing fence could this be mitigated against with landscaping.
- Concerns were raised, should this application be approved, that other business users operating from other units at Sandgate Park Shopping Centre would apply for sheds which could possibly be even bigger in scale impacting on the street scene.
- Members highlighted that employees had been encouraged to use green transport methods of travelling to and from the workplace, those green parking spaces required safeguarding for future use.

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

- Where Members had suggested using landscaping to mitigate against the impact on the street scene, it was explained that as there was an existing footpath it would be difficult to add to the current landscaping.
- Officers had explained that the shed had been brought down in scale with a

sloping roof and that the shed was to be more natural in colour and material to blend better with the street scene.

- In terms of other units applying to have storage sheds, Officers explained that each application would be assessed on an individual basis. This was the first application of its type and Officers were looking to set a precedent to minimise the impact on the street scene.

- In relation to safeguarding green parking spaces, this had been part of the original scheme and when the scheme was originally assessed as a whole there was enough provision for cycles and cars.

A vote then took place and the application was approved.

RESOLVED that planning application 17/1155/FUL be approved subject to the following conditions and informative 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   |
|-----------------------|----------------|
| SBC0001               | 28 April 2017  |
| SBC0002A              | 3 October 2017 |

03. Materials

Notwithstanding the submitted information, the external finishing materials and colours of the hereby approved shed shall be submitted to and be agreed in writing with the Local Planning Authority. The shed shall be constructed in accordance with those agreed materials thereafter.

04. Hours of use

The hereby approved shed shall not be used outside the hours of 08:00 - 19:00 Monday to Friday and 9:00 - 18:00 on Saturday and Sunday.

05. Use Restriction

The hereby approved shed shall be used for ancillary storage to the A1 Retail unit and shall not be used to store hazardous substances or chemicals including the storage of gas canisters.

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 seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

**P**      **1. Appeal - Mr M Herring - Land West Of Hillcrest, Aislaby Road,**  
**70/17**   **Eaglescliffe**  
         **16/2534/FUL - DISMISSED**

The Appeals were noted.