

# Planning Committee

A meeting of Planning Committee was held on Wednesday, 29th 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 David Wilburn

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

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

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

**P**        **Evacuation Procedure**  
**71/17**

**P**        **Declarations of Interest**  
**72/17**

There were no declarations of interest.

**P**        **17/1704/FUL**  
**73/17**    **Land at Low Lane, Ingleby Barwick,**  
**Erection of 2 no. detached dwellings with associated access and**  
**landscaping**

Consideration was given to a report on planning application 17/1704/FUL Land at Low Lane, Ingleby Barwick.

Planning permission was sought for the erection of two dwellings (plots 52 and 53) which formed part of the next phase of housing development on the Low Lane site which would provide a total of 55no. dwellings. The proposed dwellings were the Oak and Peony house types which provided four and three bedrooms respectively.

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 contained within the main report and whilst acknowledging the objection received, the principle of residential development on the site had been established as part of the outline planning application.

The proposal for two dwellings would form and be read as part of a large housing development and the scheme was considered to be visually acceptable and in keeping with the characteristics that could be expected from a modern

housing estate. The associated separation distances would also ensure that acceptable standards of residential amenity for both neighbouring occupiers as well as future residents of the development would be provided. The associated access and parking provision also accorded with Council Guidance.

The proposed development was therefore considered to be acceptable in planning terms and was recommended for approval subject to those conditions set out in the main report and the expiry of the consultation period.

The Planning Officer gave the Committee an overview of the application including a slide presentation which included the site plan, landscaping details, house types and the location of an existing bridleway.

The Chair explained to the Committee that she and the Vice Chair had concerns in relation to the application specifically in respect to the number of outstanding issues which had not been satisfactorily dealt with by the applicant of which the biggest issue was the bridleway.

Members briefly discussed the application and a request was made that Ward Councillors of Ingleby Barwick East and West and Thornaby be consulted in relation to the bridleway.

A motion was proposed that the application be deferred to a future meeting of the Planning Committee.

A vote took place and the motion was carried

RESOLVED that item 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 17/0919/REM**  
**74/17 Land At Grid Reference 445164 513182, Low Lane, High Leven**  
**Reserved matters application for the appearance, landscaping, layout and scale, for residential development of 55 no. dwellings.**

Consideration on was given to a report on planning application 17/0919/REM  
Land At Grid Reference 445164 513182, Low Lane, High Leven.

The site formed part of the site which the Secretary of State granted outline planning permission for the erection of Ingleby Manor Free School and a residential development of 350 dwellings (ref; 12/2517/OUT) and latterly gained separate outline permission for a residential development of approximately 70 dwellings (ref;14/0562/OUT)

Permission was sought under reserved matters for a residential development of 55 properties. The proposed dwellings would consist of a mix of 2, 3 & 4 bedroom terraced, semi-detached and detached properties. 8 of the proposed dwellings were to be affordable units.

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 contained within the main report and whilst acknowledging those objections received, the principle of residential development on the site had been established as part of the outline planning applications.

The scheme was considered to be visually acceptable and was in keeping with the characteristics that could be expected from a modern housing estate. Provision for adequate landscaping including trees and hedging was also made and the separation distances provided would ensure that acceptable standards of residential amenity for both neighbouring occupiers as well as future residents of the development were delivered. The access arrangements remained acceptable and sufficient curtilage parking was provided.

Whilst the potential diversion of a water main may mean that some desirable landscaping adjacent to Bassleton Beck may not be provided, on balance the issue alone was not considered to be so essential in planning terms that it would warrant a refusal of the application. The proposed development was therefore considered to be acceptable in planning terms and was recommended for approval subject to those conditions set out in the main report and the expiry of the consultation period.

Members were presented with an update report which since the original report provided additional information from the applicant addressing outstanding matters. One additional objection had been received in relation to increased traffic and parking problems, however it was not considered that the objection raised any significant new issues and the material planning considerations remained as detailed within the main report.

The recommendation for approval subject to conditions also remained as detailed within the main report but subject to amendments to conditions or new conditions as detailed within the update report.

The Planning Officer gave the Committee an overview of the application including a slide presentation which included the site plan, landscaping details, house types and the location of an existing bridleway.

The Chair explained to the Committee that she and the Vice Chair had concerns in relation to the application specifically in respect to the number of outstanding issues which had not been satisfactorily dealt with by the applicant of which the biggest issue was the bridleway.

Members briefly discussed the application and a request was made that Ward Councillors of Ingleby Barwick East and West and Thornaby be consulted in relation to the bridleway.

A motion was proposed that the application be deferred to a future meeting of

the Planning Committee.

A vote took place and the motion was carried.

RESOLVED that item 17/0919/REM  
Land At Grid Reference 445164 513182, Low Lane, High Leven Reserved  
matters application for the appearance, landscaping, layout and scale, for  
residential development of 55 no. dwellings, be deferred as detailed to a future  
meeting of the Planning Committee.

**P 17/2573/LAC**  
**75/17 Corporation Hall, Prince Regent Street, Stockton On Tees**  
**Application for the demolition of Corporation Hall and the extension of**  
**adjacent public car park.**

Consideration was given to a report on planning application 17/2573/LAC  
Corporation Hall, Prince Regent Street, Stockton On Tees.

The application sought consent for the demolition of Corporation Hall and the  
extension of the existing adjacent car park into the site. The site would be  
tarmacked and laid out as a car park using the existing access for the current  
car park.

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 it was recommended that the  
application be approved with conditions for the reasons specified within the  
main report.

The Planning Officer gave the Committee an overview of the application and  
presented Members with slides detailing the Hall and its location.

Members were given the opportunity to make comments/ask questions. These  
could be summarised as follows:

- Questions were raised in relation to whether there was contamination on the  
land as the site had previously operated as an engineering firm.
- Concerns were raised in relation to what appeared to be a slope on the land  
and whether this would impact on the party wall of the neighbouring building.

Officers responded to questions/concerns raised as follows:

- In terms of land contamination the Environmental Health Officer explained that  
it was not expected that there would be any significant contamination. Any

underlying sources of contamination found would halt work and Environmental Health would be contacted to deal with it should it be necessary.

- Where concerns were raised in relation to the party wall, this was a legal matter and outside of the Planning system.

A vote then took place and the application was approved.

RESOLVED that planning application 17/2573/LAC 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
A10907/000/001	13 October 2017
A10907/000/003REVI2	17 October 2017

03 Hours of demolition/construction

No demolition/construction works or delivery/removal of materials and equipment on/off the site shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no demolition activity on Sundays or on Bank Holidays.

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

**P  
76/17**      **1. Appeal - Mr And Mrs Parker - 6 Blenheim Court, Ingleby Barwick,  
Stockton-On-Tees, TS17 5HU  
15/2673/OUT - DISMISSED**

The Appeals were noted.