

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 13th June, 2018.

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

**Officers:** Michael Fearman, Simon Grundy, Isobel Allonby (EG&DS), Sarah Whaley (A,D&ES)

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

**Apologies:** Cllr Lynn Hall, Cllr Eileen Johnson

**P           Evacuation Procedure**

**14/18**

The Evacuation Procedure was noted.

**P           Declarations of Interest**

**15/18**

There were no declarations of interest.

**P           Minutes from the Planning Committee meeting which was held on the 11th**  
**16/18       April 2018**

Consideration was given to the Draft Minutes of the Planning Committee Meeting which was held on the 11th April 2018 for approval and signature.

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

**P           18/0608/FUL**

**17/18**

**51 The Granary, Wynyard, Billingham**  
**Application for change of use of open landscaped area to residential**  
**garden (including hedge boundary treatment).**

Consideration was given to planning application 18/0608/FUL, 51 The Granary, Wynyard, Billingham.

Planning approval was sought for the change of use of the open landscaped area to a residential garden including a hedge boundary treatment. Since the original submission revised plans had been received for a hedge boundary treatment to replace the initially submitted plans for a 1.5 metre high fence.

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 as specified within the main report.

There were no Members of the public wishing to make representation.

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

- Clarity was sought as to the location of the exact piece of land which was being considered for the change of use and if the garage adjacent to the site was a shared garage, one of which belonged to the host property.
- Discussion took place as to whether the height of the hedge could be specified.
- Members discussed issues surrounding privacy for neighbouring properties and that the hedge needed to be higher than a neighbouring wall as it was possible to still see into a neighbouring properties kitchen.
- Members requested that the height of the hedge be controlled to a maximum of 2 metres.

Officers were given the opportunity to respond to Members comments. These could be summarised as follows:

- It was confirmed that the double garage was a shared garage, one of them belonging to the host property and one to a neighbouring property.
- In relation to specifying / restricting the height of the hedge, Officers explained that Members would need a reason to do this. It was also highlighted that hedge maintenance could not be controlled.
- A Laurel hedge was to be planted as conditioned however the height had not been.

A motion was proposed and seconded that the application be approved with an amendment to condition 'Landscaping softworks' restricting the hedge to a maximum height of 2 metres.

A vote took place and the application was approved as recommended in the Officers report with the amended condition as detailed above.

RESOLVED that planning application 18/0608/FUL be approved subject to the following conditions and informative;

01 Approved Plans;

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

Plan Reference Number    Date on Plan  
SBC0001            26 April 2018

Landscaping softworks

02 Notwithstanding the submitted details the landscaping scheme shall be in full accordance with drawing SBC 0007 and the associated specification. The landscape scheme shall be completed prior to first occupation of the garden area and shall be grown to a height no more than 2 metres. Once planted the hedge shall be maintained and retained in accordance with the agreed details.

Removal of PD Rights

03 Notwithstanding the provisions of classes E and F of Part 1 and class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order), no ancillary buildings or means of enclosure shall be erected on this site without the prior written approval of the Local Planning Authority.

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**  
**18/18**      **1. Appeal - Mr Michael Newberry - Iris Gardens, Thorpe Thewles,**  
**Stockton-On-Tees, TS21 3HY**  
**17/2684/PMB - DISMISSED**

The Appeal was noted.