

Planning Committee

A meeting of Planning Committee was held on Wednesday, 16th January, 2019.

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

Officers: David Bage, Simon Grundy, Stephanie Landles, Chris Renahan, Peter Shovlin(EG&DS), Julie Butcher(HR,L&C), Sarah Whaley(DCE)

Also in attendance:

Apologies: Cllr Elsi Hampton, Cllr Tony Hampton, Cllr David Harrington,

P **Evacuation Procedure**
57/18

The Evacuation Procedure was noted.

P **Declarations of Interest**
58/18

Councillor Norma Stephenson declared a personal non-pecuniary interest in relation to the item 18/2413/FUL Our Lady & St Bede Catholic Academy, Bishopton Road West, Stockton-on-Tees as she had a grandchild who attended the school.

Councillor Carol Clark declared that she may be deemed to be biased in relation to the item 18/2413/FUL Our Lady & St Bede Catholic Academy, Bishopton Road West, Stockton-on-Tees as she has made comments in support as ward councillor. Cllr Clark did not take part in the vote on that item.

P **Draft Minutes from the meeting which was held on the 7th November 2018**
59/18

Consideration was given to the minutes from the Planning Committee meetings which were held on the 7th November 2018 for approval and signature.

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

P **18/2413/FUL**
60/18 **Our Lady and St Bede Catholic Academy, Bishopton Road West,**
 Stockton-on-Tees
 Application for the erection of new sports hall and changing provisions,
 single storey extension to front to form new entrance to include
 installation of ramp access and associated landscaping.

Consideration was given to planning application 18/2413/FUL Our Lady & St Bedes Catholic Academy, Bishopton Road West, Stockton-on-Tees.

The application sought full planning permission for the erection of a single storey new school block to provide a new sports hall and changing facilities, single storey extension to front to form new entrance to include installation of ramp access and associated landscaping.

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 overall the nature and scale of the development was considered to be acceptable and the parking provision and access was satisfactory. It was considered that the developments would not have any significant undue impact on the amenity of neighbouring occupiers and would not have a significant detrimental impact on the street scene or character of the area. The proposal was therefore considered to be in line with general planning policies set out on the Development Plan.

The application was therefore recommended for approval subject to the conditions outlined within the main report.

Since the original report Officers informed Members that there had been an additional condition which secured the provision of 3 additional parking spaces in the north eastern corner of the site. The parking spaces should be marked out at a minimum of 4.8m x 2.4m in accordance with SPD3: Parking Provision for Developments.

There were no members of the public wishing to speak on the application.

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

- Members sought clarity as to whether local residents had been consulted in relation to the application?
- Would the extension link into the original building, as there had been structural faults found at Ian Ramsey School which had been designed by the same architect as that of the proposed site.
- Members highlighted point 21 of the Material Planning Considerations where Sport England proposed that an informative was attached to a decision advising the applicant of the option to participate in a 'Community Use Agreement' and whether the School had given any indication that they would undertake this.

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

- It was confirmed that local residents had been consulted on the proposed application.
- Officers confirmed that the extension would directly link into the original school structure and that the soundness of the building would be investigated through building regulations.

- It was explained that there were no requirements for the applicant to produce a 'Community Use Agreement' however the authority would liaise with the school to encourage them to do so.

A vote then took place and the application was approved.

RESOLVED that planning application 18/2413/FUL be approved subject to the following conditions and informatives detailed below;

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

Plan Reference Number	Date on Plan
A10861-100-02 REV P3	11 December 2018
A10861-100-01	16 October 2018
A10861-100-04	16 October 2018
A10861-100-05	16 October 2018
A10861-100-06	1 November 2018
A10861-100-07	16 October 2018
A10861-100-08	16 October 2018
A10861-100-09	16 October 2018
A10861-100-10	1 November 2018
A10861-100-11	1 November 2018
A10861-100-12	16 October 2018
A10861-100-13	16 October 2018
A10861-100-14	16 October 2018
A10861-100-15	16 October 2018
A10861-100-16	16 October 2018
A10861-100-17	1 November 2018
A10861-100-18	23 October 2018

02 Working hours for all Construction/Demolition operations including delivery/removal of materials on/off site be restricted to 08:00 - 18:00Hrs on weekdays, 09.00 - 13:00Hrs on a Saturday and no Sunday or Bank Holiday working.

03 Notwithstanding the revised Site Layout Plan (dated 11th December 2018), the required 3No.additional car parking should be accommodated in the north eastern corner of the site. The parking spaces should be marked out at a minimum of 4.8m x 2.4m in accordance with SPD3: Parking Provision for Developments. The spaces should be provided prior to the development , the subject of this approval, being brought into use. All areas of hard surfacing shall be constructed from porous/permeable materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the school.

The proposed turning area and access arrangement shall be implemented in full accordance with the above and shall be retained for the lifetime of the development.

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.

Informative: Community Use Agreements

Should the applicant wish to participate in a Community Use Agreement Guidance is available from Sport England.

<http://www.sportengland.org/planningapplications/>

**P
61/18**

STOCKTON-ON-TEES LOCAL PLAN

Members were asked to consider a report which updated members of the process undertaken in the preparation of the Stockton-on-Tees Local Plan (STLP) and the conclusions and recommendations of the report received from the Planning Inspector appointed to undertake the examination of the STLP which identified that the STLP (subject to recommended Main Modifications) was sound, legally compliant and capable of adoption.

In addition, the report informed members of the statutory procedures for the adoption of the STLP, following which there was a six-week period when it could be challenged in the High Court under section 113 of the Planning and Compulsory Purchase Act 2004.

Furthermore, the report gave a position statement on the demonstration of a Five Year Supply of Deliverable Housing Sites.

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

- Committee Members welcomed the emerging Local Plan and expressed support for further progress.
- Comments were raised in relation to The West Stockton Urban Extension which was to deliver approx. 2150 homes. In particular point 4 regarding required highway infrastructure improvements which were welcomed. In addition to that, point 12 and 14 of the policy were noted which required appropriate phasing and policy regarding increased housing numbers above the number of homes allocated.
- Members welcomed the recognition of potential footway/cycleway from Elton Interchange to Durham Lane Industrial Estate. Comments were made regarding connectivity between Stockton and Eaglescliffe, and that this was an important route for employees (Nifco) and was also used by students to Egglescliffe School. It was noted that the TVCA (Tees Valley Combined Authority) had available infrastructure funding and that this could be pursued.
- Policy regarding air quality was welcomed however there were concerns raised regarding air pollution and the location of monitoring stations and

suggestions were made that improved public transport infrastructure would help reduce air pollution.

- Support was received for the integration of communications infrastructure i.e. Wi-Fi / broadband in the design of new development.

- Officers responded that the authority would look at any available funding to deliver infrastructure priorities whilst working closely with developers.

- Officers explained that monitoring station locations had been reassessed and it was concluded that they were in the most suitable locations to monitor air quality in line with DEFRA recommendations.

RESOLVED that the recommendations contained within the main report be agreed and the comments made by the committee be noted.

**P
62/18** **1. Appeal - Aberwood Development Limited - Land To The Rear Of, 74 - 80 High Street, Norton, TS20 1DR
17/2295/FUL - DISMISSED**

The Appeals were noted.

**P
63/18** **1. Appeal - Mr & Mrs Kish - 72 Wetherall Avenue, Yarm, TS15 9TP
18/1483/FUL - DISMISSED
2. Appeal - Mrs Anna Craig - 3 Railway Cottages , Urlay Nook Road, Eaglescliffe, TS16 0JL
18/0337/FUL - DISMISSED AND COSTS DISMISSED**

The Appelas were noted.

**P
64/18** **1. Appeal -- Mr Henry Taylor - West End Farm, Millstone Cottage, Mill Lane, Long Newton, TS21 1DQ
18/0865/REV - ALLOWED WITH CONDITIONS
2. Appeal - Mr William Gate - East Of 2 Mill Wynd, Mill Wynd, Yarm
18/0511/CPE - DISMISSED AND COSTS DISMISSED**

Officers informed the Committee that in terms of the appeal for West End Farm, Millstone Cottage, the appeal against the enforcement notice was found to be sound, however the refusal of planning permission which was considered earlier that year and was dismissed as the inspector at that time believed that there would be an adverse effect on the immediate character of the area was granted.

The Appeals were noted.