

Planning Committee

A meeting of Planning Committee was held on Wednesday, 1st July, 2020.

Present: Cllr Norma Stephenson O.B.E.(Chairman), Cllr Mick Stoker(Vice-Chair), Cllr Jacky Bright, Cllr Carol Clark, Cllr Helen Atkinson (Sub Cllr Chris Clough), Cllr Lynn Hall, Cllr Eileen Johnson, Cllr Paul Kirton, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Marilyn Surtees, Cllr Luke Frost (Sub Cllr Steve Walmsley), Cllr Mrs Sylvia Walmsley

Officers: Julie Butcher (HR, L&C), Greg Archer, Simon Grundy, Peter Shovlin (EG&DS), Michael Fearman (D of A&H), Peter Bell, Nigel Hart, Michael Henderson, Margaret Waggott, Sarah Whaley (MD)

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

Apologies: Cllr Chris Clough, Cllr Tony Hampton, Cllr Steve Walmsley,

P Declarations of Interest

1/20

There were no declarations of interest.

P 19/2639/REM

2/20

**Land to the south of Kirklevington, Thirsk Road, Kirklevington.
Reserved matters application for access, appearance, landscaping, layout
and scale for the erection of 145 dwelling houses to include 22 affordable
homes, village shop, car park, multi-use games area, landscaping and
associated engineering works.**

Consideration was given to planning application 19/2639/REM Land to the South of Kirklevington, Thirsk Road, Kirklevington.

This application was presented to the Planning Committee on the 3 June 2020 with a recommendation for approval.

Members deferred the application raising concerns and seeking clarification on a number of matters.

The original report was contained within the appendices.

There had been additional responses received relating to issues addressed in the main report, full details of which were contained within the main report.

The Planning Officers report concluded that the additional responses did not alter the recommendation of the main report, which was that the application be approved with conditions.

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

- Reassurance was sought that Stockton Borough Council would be involved with and manage the flood management on the proposed site.

-Concerns were raised in terms of the ancient hedgerow which had been

removed, and had this already received permission be removed.

- Discussion took place around the proposed affordable housing and the two bed properties to be provided on the site. The concentration of affordable homes was also brought into question at the east of site, as this did very little to enhance community cohesion.

- The Hawthorn House type appeared to be overshadowed and have a lack of natural light due to its positioning.

- It was felt that the shop could have been designed more innovatively than that proposed, however the design of the pitched roof was welcomed.

- Members expressed that due to the extending size of the village a cycle path was a necessity. Members asked if it was possible to locate a cycle path on the west side to take residents from Kirklevington to Yarm, whilst also allowing local children to cycle to the local comprehensive school. Members also asked when the last survey had been undertaken in terms of capacity at the Kirklevington roundabout.

- At the last Committee meeting held on 3rd June 2020, Members felt that issues raised surrounding the number of trips the sewage tankers would make to the sewerage plant had not been adequately addressed. Members sought further clarification. Suggestions were also made that tanker journeys be monitored as the development proceeded to assess if there was an increase in tanker journeys.

- Members raised concerns relating to local letting policy regards new builds, as there had been issues regards lettings within new build sites in Yarm.

- Concerns were raised relating to the location of the small play area. Members felt that this should be located elsewhere.

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

- In terms of flood management, Officers confirmed that they would be working closely with the discharge of the detailed flooding condition.

- Officers explained that the removal of the hedge had not been approved, therefore a section of that hedge was asked to be replaced by the developer.

- Where concerns were raised relating to affordable housing, Officer explained that the affordable housing accorded with the Councils policy in terms of affordable housing requirements which had been met by the applicant, and that the positioning of the proposed affordable housing had already been approved. The affordable housing was to be delivered in the first phase of the development.

- The proposed design of the Shop front had previously been approved. Although the shop front did have a contemporary look, Officers felt it was in

keeping with the surroundings and acceptable.

- The Urban Landscape Manager confirmed that a combined cycleway and footpath had been considered and sustainable links were really well examined, however there must be good reason to provide this and it was not required to make this site safe. In addition a switch to provide a cycle path on the west side had not been requested at the time outline permission had been sought.

- The Chief Solicitor explained to Members that the issue of the cycle path could not be a reason to refuse the application at the reserved matters stage and should have been highlighted at the Outline stage.

- Confirmation was given that recent surveys had been undertaken on the Kirklevington roundabout from 2017-18 and that data, in terms of modelling regarding any new applications was constantly reviewed.

- In terms of issues raised relating to a lack of light due to overshadowing and distancing, all houses were acceptable in those terms.

- Officers informed Members that Northumbrian Water had confirmed that there would not be an increase in tanker journeys for the sewerage works.

- The Head of housing was fully aware of Members concerns relating to letting in the area, however this was outside of the remit of the planning considerations.

- The Principal Planning Officer informed Members that he would raise Members concerns with Northumbrian Water and remind them of their assurance that there would be no increase in tanker journeys to and from the sewerage plant.

- Officers were happy to consider a new condition in terms of relocating the play area, if Members were minded to want this.

A motion was proposed and seconded that the application include an additional condition to agree re-location of the small timber play area (with Local Ward Councillors involvement in the discharge of condition process).

A vote took place and the motion was carried.

A vote then took place and the Officers recommendation was approved with the additional condition as detailed above.

RESOLVED that planning application 19/2639/REM be approved subject to the following conditions and informative set out below:-

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

Plan Reference Number Date Received

C1510-02 REV L 25 March 2020
30026.GA REV K 4 March 2020
BTR-PLE1/1 6 December 2019
BTR-PLE1/2 6 December 2019
BTR-PLP1 A 6 December 2019
CRN-PLE1/1 6 December 2019
CRN-PLE1/2 6 December 2019
CRN-PLE1/3 6 December 2019
CRN-PLP1 6 December 2019
FNN-PLE1/1 6 December 2019
FNN-PLP1 6 December 2019
FRR-PLE1/1 6 December 2019
FRR-PLE1/2 6 December 2019
FRR-PLP1 6 December 2019
HAW-PLE1/16 December 2019
HAW-PLE1/26 December 2019
HAW-PLP1 6 December 2019
HRN-PLE1/1 6 December 2019
HRN-PLE1/2 6 December 2019
HRN-PLE1/3 6 December 2019
HRN-PLP1 6 December 2019
HWN-PLE1/1 6 December 2019
HWN-PLE1/2 6 December 2019
HWN-PLP1 6 December 2019
LWN-PLE1/1 6 December 2019
LWN-PLE1/2 6 December 2019
LWN-PLE1/3 6 December 2019
LWN-PLP1 6 December 2019
MTN-PLE1/1 6 December 2019
MTN-PLE1/2 6 December 2019
MTN-PLP1 6 December 2019
SAN-PLE1/1 6 December 2019
SAN-PLE1/3 6 December 2019
SAN-PLP1 6 December 2019
SPR-PLE1/1 6 December 2019
SPR-PLP1 6 December 2019
WLN-PLE2/33 6 December 2019
WLN-PLP2 6 December 2019
GB-PLP1/1 6 December 2019
GB-PLP2/1 6 December 2019

02.This approval relates solely to this application for the approval of Reserved Matters and does not in any way discharge condition numbers 3, 4, 8, 9, 10, 11, 12, 14, 16, 17, 19, 20 and 21 contained in the Outline Planning Approval reference 15/1643/OUT which still require the submission of specific details and the written approval of the Local Planning Authority.

03. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Section 104 Plan" dated "03/12/19". The drainage scheme shall ensure that foul flows discharge to the

foul sewer at manhole 8604 and ensure that surface water discharges to the existing watercourse.

04. Notwithstanding the details shown on the approved plans, the development hereby approved shall not commence until precise details and location of the play equipment has first been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

05. No development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the protection of the adopted highway, from tree root damage where trees are planted within 2m.

06. Notwithstanding the submitted information, prior to the erection of any fencing details of the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs shall be submitted to and be approved in writing by the Local Planning Authority. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

07. 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. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by 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 gaining additional and revised information to assess the scheme and by the identification and imposition of appropriate planning conditions.

**P
3/20**

- 1. Appeal - Clear Channel - Advertising Right Clear Channel Site 0004 01 To 04, Clarence Row, Stockton-on-Tees
19/1701/ADV - ALLOWED WITH CONDITIONS**
- 2. Appeal - Mr A Parker - 4 Wass Wa, Durham Lane Industrial Park, Eaglescliffe
18/2334/FUL - DISMISSED**

The Appeals were noted.