

Planning Committee

A meeting of Planning Committee was held on Wednesday, 28th September, 2022.

Present: Cllr Mick Stoker(Chair), Cllr Andrew Sherris(Vice-Chair), Cllr Carol Clark, Cllr Dan Fagan, Cllr Lynn Hall, Cllr Eileen Johnson, Cllr Paul Kirton, Cllr Steve Matthews, Cllr Sally Ann Watson (Sub Cllr Tony Riordan), Cllr Marilyn Surtees, Cllr Steve Walmsley, Cllr Mrs Sylvia Walmsley, Cllr Bill Woodhead MBE,

Officers: Julie Butcher, Sarah Whaley (DoCS), Stephanie Landles (D o A&H), Joanne Roberts (D o CS,E&C), Helen Boston, Simon Grundy (D o F,D&R),

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

Apologies: Cllr Tony Riordan, Cllr Barry Woodhouse

P **Evacuation Procedure**

19/22

The Evacuation Procedure was noted.

P **Declarations of Interest**

20/22

There were no declarations of interest.

P **Planning Committee Procedure**

21/22

The Planning Committee Procedure was noted.

P **Minutes from the Planning Committee meetings which were held on 12th**
22/22 **July and 3rd August 2022**

Consideration was given to the minutes of the Planning Committee meetings which were held on 12th July and 3rd August 2022 for approval and signature.

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

P **22/1181/COU**

23/22

Application for change of use from residential annexe to 1no holiday cottage with associated car parking and access. North Cottage, Trafford Hill, Aislaby Road, Eaglescliffe, Stockton-on-Tees TS16 0QT

Consideration was given to planning application 22/1181/COU.

The application site related to a permitted residential annexe within the curtilage of North Cottage in Trafford Hill off Aislaby Road.

The application was for the change of use from a residential annexe 1no holiday cottage with associated parking and access.

The main considerations were the principle of the development, and impacts on the character and appearance of the area, amenity of neighbouring occupiers and highway safety.

As detailed within the Officers main report, the proposal was considered to represent an acceptable form of development and would not have an adverse impact on the character or amenities of the area or highway safety. Seven objections had been received from members of the public however, no objections were received from technical consultees.

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, it was considered that the proposed development accorded with the NPPF and local planning policy and would be acceptable in principle. It was also considered that there would be no adverse impacts on the character of the area, the amenity of neighbouring properties or highway safety.

In view of the above, it was therefore recommended that the application be approved subject to those conditions set out within the report.

The Applicants Agent attended the meeting and was given the opportunity to make representation. His comments could be summarised as follows:

- The proposed development was originally intended to be occupied by the Applicants late father; however, he had since passed away.
- In terms of amenity, the use as a holiday cottage would not be too dissimilar to what its first intended use was.
- The principal of development fell in line with policy SD4, SD5 and EG7.
- There was public access to the Cleveland Way.
- In terms of character the building was already in existence and was not harmful to the character of the area
- There would be no noise disturbance as the owners lived close by to the cottage and would be able to control any issues regarding this.
- Access to the cottage was open, and access would be less than if fully occupied by a full-time resident.

Officers were given the opportunity to make comments, these could be summarised as follows:

- In terms of concerns relating to highways, the Transport Strategy and Road Safety Manager highlighted to Members that a previous appeal decision which had been dismissed stated that although visibility for drivers to the North and

West was not ideal, and in the absence of recorded accidents, on its own was not a reason to refuse the previous appealed application, therefore this application was not objectional in terms of highways.

A vote took place and the application was approved.

RESOLVED that Planning application 22/1181/COU be approved subject to the following conditions and informatives:

01 Commencement of development

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 plans;

Plan Reference Number	Date Received
001A	3 August 2022

03 Use of the Building

The development hereby approved must comply with the following requirements:

(i) the annex accommodation shall be occupied for holiday purposes only or as a residential annex to the occupiers of the property known currently as North Cottage, Trafford Hill, Aislaby Road.

(ii) the owners/operators shall maintain an up to- date register of the names of all owners/occupiers of the accommodation, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

04 Parking

Car Parking for the holiday accommodation shall be provided in accordance with the submitted drawing 001A received 3rd August 2022 and the parking shall remain available for sole use of the holiday accommodation or annexe at all times and be retained for the life of the development.

05 Waste Collection

Prior to the occupation of the holiday cottage hereby approved, there shall be provided at the premises containers for the storage and disposal of waste foods and other refuse from the premises. Those containers shall be constructed, maintained, and located so that access to them by vermin and unauthorised persons is prevented and arrangements shall be made for the regular lawful disposal of their contents

INFORMATIVES:

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.