

Planning Committee

A meeting of Planning Committee was held on Wednesday, 21st December, 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 Tony Riordan, Cllr Steve Walmsley, Cllr Mrs Sylvia Walmsley, Cllr Bill Woodhead MBE, Cllr Barry Woodhouse

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

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

Apologies:

P Evacuation Procedure

43/22

The Evacuation Procedure was noted.

P Declarations of Interest

44/22

There were no declarations of interest.

P Planning Protocol

45/22

The Planning Protocol was noted.

**P Draft Minutes from the Planning Committee meeting which was held 26th
46/22 October 2022**

Consideration was given to the Planning Committee minutes which were held on 26th October 2022 for approval and signature.

RESOLVED that the minutes from the Planning Committee meeting which was held on 26th October be approved subject to the following amendment:

Minute no. P 28/22 paragraph 96 to now read:

- A member of the Planning Committee who had visited the roundabout on Leven Bank, felt that in his opinion the roundabout invited motorists to behave incorrectly. Drivers did not slow down on approaching the roundabout and straight-lined across the roundabout. If drivers crossed lanes on a roundabout during a practical driving test it would be classed as a major fault.

P 21/2925/FUL

47/22

**Mount Leven Farm, Leven Bank Road, Yarm
Erection of 215no. dwellinghouses with associated infrastructure.**

The Committee had been provided with the Officers report relating to Planning

Application 21/29825/FUL Mount Leven Farm, Leven Bank Road, Yarm .

Prior to consideration of that report the following motion was proposed by Cllr Steve Walmsley and seconded by Cllr Sylvia Walmsley:-

That eligible Members re-affirm the original vote.

Following advice from the Legal Officer the matter put to the vote was whether the recommendation be put straight to the vote without further debate. The Legal adviser advised that only members who had voted originally on the application were eligible to vote on this occasion.

The Motion was carried.

In accordance with Council procedure rules the Committee agreed that a recorded vote take place on the Officers' recommendation which was to approve the planning application subject to the conditions and section 106 heads of terms set out in the original report. As detailed above only eligible members could take part in the vote.

For the recommendation:-

Cllr Paul Kirton
Cllr Eileen Johnson
Cllr Mick Stoker
Cllr Barry Woodhouse

Against the recommendation:-

Cllr Dan Fagan
Cllr Lynn Hall
Cllr Tony Riordan
Cllr Steve Walmsley
Cllr Sylvia Walmsley

The recommendation was defeated.

RESOLVED that the planning committee be minded to refuse application 21/2925/FUL, Erection of 215no. dwellinghouses with associated infrastructure. Mount Leven Farm, Leven Bank Road, Yarm, TS15 9JJ for the following reasons:

1. In the opinion of the local planning authority the proposed development does not meet the needs of the ageing population and is therefore contrary to Policies SD3 and H4 of the Adopted Local Plan.

2 In the opinion of the local planning authority Mount Leven Roundabout is unsafe and unsuitable to serve the development as proposed and is therefore contrary to Policies SD8 and TI1 of the Adopted Local Plan.

3 In the opinion of the local planning authority the proposed development would have an adverse impact on the character and appearance of the area and is therefore contrary to Policies SD5 and SD8 of the Adopted Local Plan.

4 In the opinion of the local planning authority the proposed development would have an adverse impact on the green space and is therefore contrary to Policies ENV5, SD5 and SD8 of the Adopted Local Plan.

**P
48/22**

1. Appeal - Able Developments - Ship Inn, 50 High Street, Wolviston, TS22 5JX

22/0147/COU - ALLOWED WITH CONDITIONS

2. Appeal - Mr Malcolm Hall - The Garth, Letch Lane, Carlton, Stockton-On-Tees

22/0943/CPL - ALLOWED

3. Appeal - Mr Aiden Mogie - 10 Lawrence Road, Thornaby, Stockton-on-Tees

21/2929/FUL - ALLOWED WITH CONDITIONS

4. Appeal - Karen Harvey - 3 Wasdale Grove, Stockton-on-Tees, TS19 0PP

21/2738/X - DISMISSED

The Appeals were noted.