

**Date:** Wednesday 6 December 2023 at 1.30 pm

**Venue:** Jim Cooke Conference Suite, Stockton Central Library, Stockton - on - Tees,  
TS18 1TU

**Cllr Mick Stoker (Chair)**

**Cllr Michelle Bendelow (Vice-Chair)**

Cllr Stefan Barnes

Cllr Dan Fagan

Cllr Elsi Hampton

Cllr Tony Riordan

Cllr Norma Stephenson OBE

Cllr Sylvia Walmsley

Cllr Carol Clark

Cllr Lynn Hall

Cllr Eileen Johnson

Cllr Andrew Sherris

Cllr Jim Taylor

Cllr Barry Woodhouse

## **AGENDA**

- 8 23/1709/ADV Land Off St Martins Way, Kirklevington, Retrospective advertisement consent for 4no non illuminated flag/flagpoles, 1no non illuminated fascia signs, 4no non illuminated leader board signs, 11no non illuminated wall signs, 1no internally illuminated monolith sign and 1no non illuminated double sided hoarding sign.**

(Pages 7 - 8)

**Members of the Public - Rights to Attend Meeting**

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please

Contact: Sarah Whaley on email [sarah.whaley@stockton.gov.uk](mailto:sarah.whaley@stockton.gov.uk)

**KEY - Declarable interests are:-**

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

**Members – Declaration of Interest Guidance**



**Table 1 - Disclosable Pecuniary Interests**

Subject	Description
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
<b>Land and property</b>	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
<b>Licences</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

\* 'director' includes a member of the committee of management of an industrial and provident society.

\* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

## Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
  - (i) exercising functions of a public nature
  - (ii) directed to charitable purposes or
  - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

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## DELEGATED

## AGENDA NO 8

### PLANNING COMMITTEE

6 December 2023

### REPORT OF DIRECTOR OF FINANCE, DEVELOPMENT AND BUSINESS SERVICES

#### 23/1709/ADV

Land Off St Martins Way, Kirklevington,

Retrospective advertisement consent for 4no non illuminated flag/flagpoles, 1no non illuminated fascia signs, 4no non illuminated leader board signs, 11no non illuminated wall signs, 1no internally illuminated monolith sign and 1no non illuminated double sided hoarding sign

#### UPDATE REPORT

Since the publication of the report comments have been received from the Environmental health Team as detailed below;

#### **Environmental Health Team**

*I have checked the documentation provided, have found no grounds for objection to the principle of this development and do not think that conditions need to be imposed from an Environmental Health perspective.*

*I am aware that the flag poles are metal, and the brackets are metal, which are standard materials, and they can clang in gusty winds. however, given the distance to the residential properties, the construction of the building's envelope and the temporary nature of the advertisements, I do not believe that there are any suggestions, recommendations or conditions that will improve the situation in a Environmental Health point of view.*

In addition, a neighbour cannot attend the committee and has asked for their comments to be provided to the committee as detailed below

#### **Katie Hewitt, 1 Moor Close, Kirklevington**

*In September 2022 Taylor Wimpey applied for signage and six flagpoles to be erected at their site at Kirklevington. It was agreed by the Planning department that 3 flag poles would be erected to the west of Plot 2. Taylor Wimpey ignored this ruling and installed four flagpoles. Three of the flagpoles are on the south side of plot 2 and the showhouse, in flagrant breach of consent. The other flagpole is in the adjacent car park.*

*These flagpoles are only yards from the rear of our property and on windy days and there has been many, the flapping of the flags is very intrusive, especially at night when trying to sleep.*

*Prospective buyers have to make their tortuous way through the village and an existing estate to reach the site, therefore their signs and flagpoles on site are totally unnecessary as there is no passing traffic to attract.*

*Taylor Wimpey have breached the planning rules and this application is not to rectify the situation, but to leave the flagpoles where they should **not** be.*

*I hope this application is rejected and Taylor Wimpey advised to erect the flagpoles in their original siting where they should be, or remove them altogether.*

## **MATERIAL PLANNING CONSIDERATIONS**

The comments from the Environmental Health Team and the Neighbour are noted, however the issues of noise have been considered in full at paragraph 22 of the main report and do not change the recommendation.

**Director of Finance, Development and Business Services**  
**Contact Officer Elaine Atkinson Telephone No 01642 526062**

## **WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Southern Villages</b>
<b>Ward Councillor</b>	<b>Councillor Elsi Hampton</b>

## **IMPLICATIONS**

**Financial Implications:** None

**Environmental Implications:** See Report

**Human Rights Implications:** The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Community Safety Implications:**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

### **Background Papers#**

National Planning Policy Framework  
Stockton on Tees Local Plan Adopted 2019  
SPD7 – Shop Front and Advertisement Design Guide - Nov 2013