

Date: Wednesday 15 March 2023 at 1.30 pm

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

Cllr Mick Stoker (Chair)
Cllr Andrew Sherris (Vice-Chair)

Cllr Carol Clark

Cllr Lynn Hall

Cllr Paul Kirton

Cllr Tony Riordan

Cllr Steve Walmsley

Cllr Bill Woodhead MBE

Cllr Dan Fagan

Cllr Eileen Johnson

Cllr Steve Matthews JP

Cllr Marilyn Surtees

Cllr Sylvia Walmsley

Cllr Barry Woodhouse

AGENDA

- 1 Evacuation Procedure** (Pages 7 - 8)
- 2 Apologies for Absence**
- 3 Declarations of Interest**
- 4 Minutes of the meetings which were held on 23 November, 7 December and 21 December 2023**
Minutes attached (Pages 9 - 42)
- 5 Planning Protocol**
Protocol attached (Pages 43 - 44)
- 6 22/1511/FUL, California Farm, Horseclose Lane (Off Letch Lane), Stockton-On-Tees. Proposed solar farm (49.9mw) and battery energy storage system (BESS) and associated infrastructure, access and landscaping.**
Report attached (Pages 45 - 94)
Apendices 1 – 8 attached

- 7** **22/0080/COU, 9 St Peters House, Pavilion Shopping Centre, Thornaby, TS17 9FF. Change of use to hot food takeaway (sui generis) to include new extraction and installation of new shop front.**
- Report Attached (Pages 95 - 120)
Appendices 1 – 5 attached
- 8** **22/2114/RET, 66 The Stables, Wynyard, Stockton-On-Tees. Retrospective application to incorporate land for residential use to include the installation of 1.5 metre wall/fence.**
- Report attached (Pages 121 - 134)
Appendices 1 - 3 attached
- 9** **22/2300/FUL, 12 Hartburn Village, Stockton-on-Tees, TS18 5EB. Application for replacement of existing flat roof with pitched roof to include installation of external door of existing extension.**
- Report attached (Pages 135 - 154)
Appendices 1 – 5 attached
- 10** **Local Design Guide Supplementary Planning Document**
- Report and Appendices A to H attached (Pages 155 - 416)
- 11** **1. Appeal - Mr Mark Taylor - Highgrove House, Aislaby Road, Eaglescliffe. 22/0855/FUL - DISMISSED.**
- Appeal attached (Pages 417 - 422)
- 12** **2. Appeal - Mr Leo Barry - 54B Bassleton Lane, Thornaby, 21/2501/FUL - ALLOWED WITH CONDITIONS.**
- Appeal attached (Pages 423 - 426)
- 13** **3. Appeal - Sean Brockbank - Land Adjacent To The Poplars, Green's Lane, Stockton-on-Tees 21/2644/FUL - DISMISSED, COSTS - REFUSED**
- Appeal attached (Pages 427 - 432)

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

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
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	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.
Contracts	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.
Land and property	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.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	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.
Securities	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