

PLANNING COMMITTEE

A meeting of Planning Committee was held on Wednesday 12 April 2023.

Present: Cllr Mick Stoker (Chair), Cllr Andrew Sherris (Vice-Chair), Cllr Carol Clark, Cllr Lynn Hall, Cllr Eileen Johnson, Cllr Steve Matthews JP, Cllr Tony Riordan, Cllr Marilyn Surtees, Cllr Steve Walmsley, Cllr Sylvia Walmsley, Cllr Bill Woodhead MBE and Cllr Barry Woodhouse.

Officers: Stephen Donaghy (DoAH&WB), Simon Grundy (DoF,D&R), Julie Butcher and Sarah Whaley (DoCS).

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

Apologies: Cllr Dan Fagan and Cllr Paul Kirton.

P/59/22 Evacuation Procedure

The Evacuation Procedure was noted.

P/60/22 Declarations of Interest

There were no declarations of interest

P/61/22 Planning Protocol

The planning protocol was noted.

P/62/22 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

Prior to the meeting Members visited the site.

Consideration was given to planning application 22/2300/FUL, 12 Hartburn Village, Stockton-onTees, TS18 5EB.

Members originally considered the application at the Planning Committee meeting which was held on the 15th March 2023 however the application was deferred to enable the committee to consider additional information relating to public consultation and for a committee site visit to take place.

The neighbouring residents had made additional comments which were detailed within the main report.

The application site host dwelling was a detached Victorian period dwelling sited within Hartburn's Conservation Area (covered by Article 4 Directions) in Stockton-on-Tees. The application sought planning permission for the replacement of an existing flat roof to a rear extension with a mono-pitch roof with the installation of a doorway to

the existing extension. Revised plans were sought to change a hipped roof design to a mono-pitch roof to alleviate boundary concerns from neighbouring residents.

The applicant was an employee of Stockton-on Tees Borough Council, hence why the application was considered at Planning Committee.

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 the proposed extension by virtue of its scale, proportions, and design, was not considered to cause a detrimental impact to the character and appearance of the Hartburn Conservation Area or adjacent listed buildings/structures. Furthermore, in respect of residential amenity, the proposed extension did not cause a significant loss of amenity or privacy to neighbouring properties.

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

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

- concerns were raised about how consultations were carried out and if the wider community had been consulted as All Saints Church had not been included in the consultation in the first instance
- letters had also been sent out stating that officers were no longer conducting site visits due to COVID-19, however it was acknowledged the letter had now been amended
- there was an error on one of the drawings
- it was felt a condition was required to enable common access to be maintained at all times during the time period the works were to be carried out for All Saints Church and other neighbours
- assurances were sought that there would be no overshadowing in a neighbouring properties yard
- clarity was sought as to whether obscured glazing had been considered for the skylights in the roof
- officers were asked why a slate roof had not been conditioned to maintain the look of the group of cottages the property was part of.

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

- regards public consultation, officers explained that those residents that were directly affected by an application would be written to, and depending on the type of application the wider population may be contacted as dictated by guidance
- officers confirmed that the letter which had been sent out to residents in error relating to site visits had been rectified and that visits were being carried out and had been since 2020
- in terms of the drawing with the error this had been checked by the case officer and was referenced within the report
- concerns raised about the common access was a civil matter and therefore a planning condition was not necessary
- it was confirmed that there would be no additional overshadowing from the roof due to the way the sun moved.
- the skylight was to the rear of the property and discreet and would have no significant view of neighbour's properties
- the grey concrete tile was appropriate for the roof and although not exactly the same was similar to what other residential homes had.

A vote took place, and the application was approved.

RESOLVED that planning application 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 be approved subject to the following conditions and informatives:

01 Time Period for Commencement

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 plan(s);

Plan Reference Number Date Received

2037-418-00-ZZ-DR-A-1100-S3-P02 4 November 2022 2037-418-00-ZZ-DR-A-1200-S3-P02 3 November 2022

SBC0001 28 November 2022

2037-418-00-ZZ-DR-A-2000-S3-P03 13 February 2023 2037-418-00-ZZ-DR-A-2100-S3-P03 13 February 2023

03 External Finishing Materials The external finishing materials shall be of a similar appearance to that of the existing building and shall be retained for the lifetime of the development.

INFORMATIVE OF REASON FOR PLANNING APPROVAL Informative: Working Practices The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has

**23/0315/LA Harold Wilson Recreation Centre, Thornaby Road, Thornaby
Application for the construction of new Multi Use Games Area (MUGA) with
associated enclosure.**

Consideration was given to planning application 23/0315/LA Harold Wilson Recreation Centre, Thornaby Road, Thornaby.

Planning permission was sought for the creation of a multi-use games area with associated enclosure.

Under the Council's Scheme of Delegation, the application was put forward for determination by the Planning Committee as the scheme did not constitute "minor development".

No objections had been received from neighbouring residents or statutory consultees subject to a number of conditions.

The proposed development was considered to be of an appropriate scale, design and layout for its setting, achieved satisfactory spacing from surrounding properties and was not considered that it would result in any unacceptable impacts on residential amenity. The proposed scheme was considered to satisfy national and local plan policies and as such was recommended for approval.

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 is an appropriate scale and design for its setting and the proposal would not result in any unacceptable impacts on the residential amenity of neighbouring properties.

In view of the above it was therefore considered that the proposal accorded with the provisions of the National Planning Policy Framework and the local plan policies therefore it was recommended that the application be approved with conditions.

Brief discussion was had regarding the sum of money which was to be allocated to the MUGA as part of the S106 agreement as there seemed to be confusion around money also to be allocated to the play area and changing facilities. Officers agreed to come to members with a definitive answer as what sums had been allocated and to what.

A vote took place and the application was approved.

RESOLVED that planning application 23/0315/LA be approved subject to the following conditions and informatives;

Time Limit

01 The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Approved Plans

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

Plan Reference Number Date Received

A10577-HW-002 17 February 2023

A10577-HW-001 17 February 2023

A10577-HW-003 17 February 2023

03 Construction activity

No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 9.00a.m on Saturdays nor after 6.00 p.m. on weekdays and 1.00 p.m. on Saturdays (nor at any time on Sundays or Bank Holidays).

04 Unexpected Land Contamination

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 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.

P/64/22 23/0057/LA Playground South West Of 2 To 16 Mount Pleasant Walk Stillington Application for the construction of new Multi Use Games Area (MUGA) with associated enclosure and 6no floodlights

Consideration was given to planning application 23/0057/LA Playground South West of 2 to 16 Mount Pleasant Walk, Stillington

Planning permission was sought for the creation of a multi-use games area with associated enclosure, footpath and lighting.

Under the Council's Scheme of Delegation, the application was put forward for determination by the Planning Committee as the scheme did not constitute "minor development".

No objections had been received from neighbouring residents or statutory consultees subject to a number of conditions. The Parish Council had written in support of the proposal.

The proposed development was considered to be of an appropriate scale, design and layout for its setting, achieved satisfactory spacing from surrounding properties and was not considered that it would result in any unacceptable impacts on residential

amenity. The proposed scheme was considered to satisfy National and Local Plan policies and as such was recommended for approval.

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 was an appropriate scale and design for its setting and the proposal would not result in any unacceptable impacts on the residential amenity of neighbouring properties.

The proposal accorded with the provisions of the National Planning Policy Framework and the local plan policies therefore it was recommended that the application be approved with conditions.

A brief debate around the proximity of the games area to residential properties was had, as the photograph which was shown during the presentation looked as if the MUGA was too close. Officers clarified the positioning of housing in the picture and confirmed that the games area wasn't too close to residential properties.

A vote took place, and the application was approved.

RESOLVED that planning application 23/0057/LA be approved subject to the following conditions and informatives;

Time Limit

01 The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Approved Plans

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

Plan Reference	Number	Date Received
UDN_2074_07		25 January 2023
UDN_2074_06		19 January 2023
UDN_2074_10		19 January 2023
SLDS-3769-V1A		12 January 2023
TS/10088/102/1304A		12 January 2023
UDN-2074-04	REV D	12 January 2023
UDN_2074_05		12 January 2023
UDN_2074_05	REV A	12 January 2023

03 Construction activity

No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 9.00a.m on Saturdays nor after 6.00 p.m. on weekdays and 1.00 p.m. on Saturdays (nor at any time on Sundays or Bank Holidays).

04 Multi Use Games Area Lighting - Hours of use

Notwithstanding details hereby approved, the lighting scheme hereby approved which relates to the Multi Use Games Area shall only be used between the hours of 4pm - 10pm.

INFORMATIVE OF REASON FOR PLANNING APPROVAL 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.

P/65/22

1. Appeal - Clear Channel - 22 Prince Regent Street, Stockton-On-Tees, TS18 1DB 22/1342/ADV - DISMISSED

The appeal was noted.