

PLANNING COMMITTEE

A meeting of Planning Committee was held on Wednesday 9 August 2023.

Present: Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair), Cllr Stefan Barnes, Cllr Carol Clark, Cllr Dan Fagan, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse.

Officers: Simon Grundy (DoF,D&R), Stephanie Landles (DoA,H and W), Martin Parker (DoCS,E&C), Julie Butcher (DoCS) and Peter Bell.

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

Apologies: .

P/15/23 Evacuation Procedure

The Evacuation Procedure was noted.

P/16/23 Declarations of Interest

There were no declarations of interest.

P/17/23 23/0975/REM Castlegate Shopping Centre, High Street, Stockton-on-Tees Reserved matters application with all matters reserved for phase 1 for the erection of a Community Diagnostics Centre building to include substation and associated hard and soft landscaping, parking, cycle store, vehicular access, highway alterations and servicing provisions

Consideration was given to a report on planning application 23/0975/REM.

Outline planning permission with all matters reserved was approved by Planning Committee on the 9 August 2021, for demolition of existing structures, including shopping centre, hotel and multi storey car park for the erection of new mixed use building(s) incorporating Use Classes E and/or F1 and/or F2, re-alignment and bridging over the A1305, creation of new urban park, performance space and pavilions, public realm improvements, and associated hard and soft landscaping, parking, vehicular access, highways alterations and servicing provision (21/0786/OUT). Work had commenced on the demolition and work was ongoing.

The application sought reserved matters approval for phase 1 of the development which was the new Community Diagnostic Centre (CDC). The principle of development had been accepted through the approval of the outline permission and this application was for the more detailed consideration of the access, appearance, scale, layout and scale (the reserved matters).

The building was a modern functional building and changes had been made to the elevational treatment to create some texture and depth which would add some interest

to the façade. Materials would complement those already found within the town centre.

The access was via Tower Street and a new four-arm mini-roundabout would be provided. The internal layout of the site was sufficient to accommodate the efficient delivery of goods, and access by service and emergency vehicles.

The application had been considered in full and there were no policy or consultation objections to the proposals subject to a number of conditions which had been recommended.

The application was recommended for approval with conditions as detailed within the report.

Consultees were notified and the comments that had been received were detailed within the report.

Neighbours were notified and no comments were received.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicated otherwise. In this case the relevant Development Plan was the Stockton on Tees Borough Council Local Plan 2019.

Section 143 of the Localism Act came into force on the 15 January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

The planning policies that were considered to be relevant to the consideration of this application were detailed within the main report.

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

- The application represented significant investment and would help to bridge the gap between communities and health care that was needed within the Tees Valley
- The facility would provide additional capacity for a range of diagnostic services and the ability to deliver up to 150,000 tests per year. These would include CT scans, eye scans, as well as muscular skeletal injuries, back problems, cardio problems/investigations, and lung function tests.
- The location of the CDC had been carefully selected and had good transport links.
- The plans for the buildings had developed with the delivery of the services and construction experts.

- The building design intended to maximise the space and functionality giving the best opportunity to deliver high quality services.

- The facility would also bring significant benefits to the health of the population, new jobs / economic benefits to the borough and be an excellent facility to work in.

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

- It was a great project, with many benefits to the borough.

- Had staff car parking been fully assessed?

- Would there be car parking surveillance?

- It was important that the building was in keeping with the architecture of the surrounding area.

- The project was a massive positive for the people of Stockton-on-Tees and the surrounding Tees Valley.

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

- A parking strategy had been submitted by the applicant and been fully analysed by relevant Stockton-on-Tees Officers. There was also alternative parking available in the town centre as well as other transport links.

- There had been some changes to the proposed building that had come within the budget which included more glazing to the front.

A vote then took place, and the application was approved.

RESOLVED that planning application 23/0975/REM be approved subject to the following conditions and informatives;

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

Plan Reference Number Date Received

JN2385-DWG-0014A 23 May 2023

TVCDC-RYD-00-XX-DR-A-3800-S2-P2 23 May 2023

TVCDC-RYD-00-XX-DR-L-2001-S2-P9 23 May 2023

TVCDC-RYD-00-ZZ-DR-A-2701-SO-P1 23 May 2023

TVCDC-RYD-00-00-DR-A-30021-S0-P1 14 July 2023

TVCDC-RYD-00-01-DR-A-30022-S0-P1 14 July 2023

TVCDC-RYD-00-R1-DR-A-30023-S0-P1 14 July 2023

TVCDC-RYD-00-R2-DR-A-30024-S0-P1 14 July 2023

TVCDC-RYD-XX-XX-DR-A-36010-S2-P1 14 July 2023

TVCDC-RYD-XX-XX-DR-A-36011-S2-P1 14 July 2023

02 Materials Prior to the construction of any walls of the building, full details of the materials, colour and finish shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

03 Landscaping - Hardworks Prior to the installation of any hard landscaping, full details of proposed hard landscaping shall be submitted to and be approved in writing by the Local Planning Authority. This shall include all external finishing materials (other than buildings), finished levels, tree pits and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development, whichever is the later. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by as soon as practicably possible.

04 Street Furniture Prior to the installation of any street furniture, full details of any such structures associated with the development shall be submitted to and be approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.

05 Scheme for Illumination Prior to its installation, full details of the method of any external illumination, along with its siting and relationship to any new tree planting shall be submitted to and be agreed in writing by the Local Planning Authority and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

06 Landscaping – Softworks No development shall commence on any planting/soft landscaped areas until full details of soft landscaping scheme has been submitted to and been approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for tree pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following:

- (i) Commencement of the development;
- (ii) or agreed phases;
- (iii) or prior to the occupation of any part of the development;

whichever is the later and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

07 Soft Landscape Management and Maintenance Prior to the landscape works being undertaken, full details of proposed soft landscape management plan shall be submitted to and be approved in writing by the Local Planning Authority. The soft landscape management plan shall include, long term design objectives, management responsibilities and maintenance schedules, replacement programme for all landscape areas including retained vegetation, maintenance access routes to demonstrate operations can be undertaken from publicly accessible land, special

measures relating to the time of year such as protected species and their habitat, management of trees within close proximity of private properties etc.

Any vegetation which within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season. Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

Informative: Working Practices The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative : Environment Agency River Tees Modelling - Advice to Applicant For awareness, River Tees Flood Modelling is currently being undertaken by the Environment Agency. The modelling outputs can be requested through a FOI request when the data has passed QA checks and has been signed-off by the EA. We expect to have modelling deliverables early next year if there are no delays to this project.

P/18/23

1. Mr Stuart Dick, Staypleton House, Parsons Walk, Norton, Stockton- On-Tees, TS20 1TZ 22/0381/FUL - DISMISSED 2. Global - Land Adjacent To 46 Bishopton Lane, Stockton-on-Tees, TS18 2AQ 22/0116/ADV - ALLOWED WITH CONDITIONS

The Appeals were noted.