

Planning Committee

A meeting of Planning Committee was held on Wednesday 4th February 2026.

Present: Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair)
Cllr Carol Clark, Cllr Robert Cook (Sub for Cllr Norma Stephenson OBE), Cllr John Coulson (Sub for Cllr Dan Fagan), Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Mohammed Mazi (Sub for Cllr Tony Riordan), Cllr Paul Rowling (Sub for Cllr Barry Woodhouse), Cllr Andrew Sherris, Cllr Jim Taylor and Cllr Sylvia Walmsley

Officers: Julie Butcher, Jill Conroy, Simon Grundy, Martin Parker and Sarah Whaley

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

Apologies: Cllr Dan Fagan, Cllr Tony Riordan, Cllr Norma Stephenson OBE and Cllr Barry Woodhouse

P/51/25 Evacuation Procedure

The evacuation procedure was noted.

P/52/25 Declarations of Interest

In the interest of transparency Councillor Sylvia Walmsley informed the Committee that in relation to item 24/0211/REM Thornaby Football, she had attended several meetings at Thornaby Football club relating to the ongoing developments of the football pitches. Councillor Walmsley informed Members that she was not pre-determined regards this development. Councillor Walmsley took part in the debate and the vote.

P/53/25 Minutes of the meeting which was held on 10 December 2025

The minutes were approved and signed as a correct record by the Chair.

P/54/25 Planning Protocol

The planning protocol was noted.

P/55/25 24/0211/REM reserved matters application for appearance, landscaping, layout and scale for the erection of 10no dwellings at Land South of Thornaby Football Club, Acklam Road, Thornaby

Consideration was given to planning application 24/0211/REM 10no dwellings at Land South of Thornaby Football Club, Acklam Road, Thornaby

Following the grant of outline consent at appeal (ref; 18/0409/OUT), reserved matters approval was sought for appearance, landscaping, layout and scale for the erection of 10no dwellings on land to the South of Thornaby Football Club.

Members were advised that the list of approved plans needs to be changed to remove drainage strategy plans but this was covered by a condition

The application site related to housing within the defined settlement limits, on unallocated land outside of the designated green wedge, thereby drawing support from Local Plan Policies.

The application had been assessed in full, and whilst it was acknowledged that there would be some environmental impact in terms of tree loss, overall, it was considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

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 in view of the assessment detailed within the report, it was considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable.

In planning terms, the proposed development was considered acceptable in all other regards and was therefore recommended for approval subject to those planning conditions set out in the report.

The Applicants Agent attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

Following the grant of outline consent at appeal (ref; 18/0409/OUT) the appeal inspector concluded 10 homes with landscaping and tree protection could be accommodated without undue harm and would not undermine the setting and character of the area or cemetery.

The layout and design had been carefully positioned with the removal of 11 trees which would be replaced and replanted in a more appropriate place and would provide screening and add to the character for this location. The access road which had been in place since 1917 would be upgraded and enhanced.

There had been no technical objections or any objections from highways.

Natural England had issued a nutrient credit certificate certifying the developer's compliance with nutrient neutrality.

The applicants' agent urged the Committee to approve the reserved matters application.

Thornaby Football Clubs's chief operating officer attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

The football club fully supported the application.

Members were informed that the club had seen a barrage of Anti-Social Behaviour (ASB) which cost the club enormous costs. The football club had had its mains power disconnected as a result of a fire in the cabin at the top of the proposed site.

The club had been without mains power for over a year which had cost the football club in excess of £100,000 thus far, and were in no near sight of being reconnected to the mains.

The proposed application offered access improvements that was absolutely needed for the football club to carry on.

Should the proposed application gain approval this would help deliver further investment into both the football club and facilities, bringing new supporters and a much-needed positive change to Thornaby by improving the deprivation score in that area of Thornaby.

The club had a very positive relationship with the developers and saw nothing but positives for the area and the football club should the development go ahead.

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

The application site was on previously built land on a footprint where the old club house was and where the old changing rooms were. Site security would be improved as well as, the lives of residents on Acklam Road because of the rear access, which at the moment was problematic.

The development could only enhance the area and the football club as it had been a victim of vandalism for a very long time.

A request was made that drainage conditions were confirmed fully prior to the commencement of the build should the application be approved.

Assurances were also sought relating to access, the reappointing of trees within the 5-year rule and provision of hedgehog tunnels.

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

The Planning Services Manager confirmed to Members that assurances Members had requested would be covered by planning conditions and enforcement measures and where hedgehog tunnels had been queried this would be looked at and included in the ecology report if members agreed.

Principal Highways Engineer informed members that the current access was basically a dirt track and what was proposed was a vast improvement and would provide better access to the rear properties.

A vote took place and the application was approved.

RESOLVED that planning application 24/0211/REM be approved subject to the following conditions;

Approved Plans

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

Plan Reference Number	Date Received
2404-P001A	28 April 2025
2404-P100H	23 January 2026
2404-P101	06 February 2024
2404-P102	06 February 2024
2404-P103	06 February 2024
2404-P105	06 February 2024
2404-P200C	23 January 2026
2404-P201C	23 January 2026
2404-P202B	23 January 2026
H77578-JNP-92-XX-DR-C-2000-P05	22 July 2024
H77578-JNP-92-XX-DR-C-2001-P01	22 July 2024
H77578-JNP-92-XX-DR-C-2002-P01	22 July 2024

External Materials

02 No development above base course shall commence until details of all external finishing materials for the dwellings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Hardsurfacing Details

03 No development above base course shall commence until full details of all new hard surfacing has been submitted to and approved in writing by the Local Planning Authority.

Details shall include all external finishing materials, finished levels, 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.

Landscaping Scheme

04 Notwithstanding the, submitted information, no development above base course level shall commence until a detailed landscaping scheme, in accordance with the principles set out on drawing 2402-P200C has been submitted to and approved in writing by the Local Planning Authority.

The landscape scheme shall include accurate plan-based details of the following:

- Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.

- Details of planting procedures or specification.
- Finished topsoil levels and depths.
- Details of temporary topsoil and subsoil storage provision.
- Seeded or turf areas, habitat creation areas and details etc. Details of land and surface drainage.
- Full details of the management, maintenance and accessibility of all areas of open space in perpetuity.

Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats.

Landscaping Implementation

05 All new planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.

No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.

Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Replacements will be subject to the same conditions.

Means of Enclosure

06 Notwithstanding the details of the approved plans, prior to the installation of any new means of enclosure, full details including type, location and materials to be used, shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be erected in accordance with the details as approved.

Street Lighting

07 Notwithstanding the details of the approved plans, prior to the installation of any new street lighting, full details including type and location, shall be submitted to and approved in writing by the Local Planning Authority. The street lighting shall thereafter be installed in accordance with the details as approved.

Tree Protection

08 No site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an Arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority.

The method statement must provide the following:-

- A specification for protective fencing to trees during construction which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2012;
- Details of the area for storage of materials, equipment and concrete mixing; o Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring Arboricultural supervision to be carried out by the developer's Arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the local planning authority of the findings of the supervisory visits;
- Details of all other activities, which have implications for trees on or adjacent to the site, including how materials and roof trusses will be brought into the site, and
- The contact details of the Arboricultural consultant who will regularly oversee the construction process and be available to liaise with the local planning authority.

The development shall subsequently be carried out in strict accordance with the approved details.

The approved tree protection measures shall be put in place before any construction or ground clearance takes place and retained as such throughout the construction period.

There shall be no storage of soil, materials and equipment within the tree protection measures.

Tree Protection

09 In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with the approved Method Statement, no site clearance or development shall commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant, the designated site foreman and a representative from the local planning authority, to discuss details of the proposed work and working procedures. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant.

A report detailing the results of site supervision and any necessary remedial works undertaken or required should then be submitted to the local planning authority for written approval. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.

Ecology

10 The development hereby approved shall be undertaken in strict accordance with the 'Conclusions & Recommendations' as outlined in Chapter 6 of the submitted Preliminary Ecological Appraisal, produced by Ecosurv Ltd, issued 23rd October 2025.

Nutrient Neutrality Credit Certificate

11 No development shall commence until a completed Final Nutrient Credit Certificate has been submitted to and approved in writing by the Local Planning Authority.

Permitted Development Rights

12 Notwithstanding the provisions of classes A, AA, B, C, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority

Informative Reason for Planning Approval

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 gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Northern Gas Networks

The applicant should contact Northern Gas Networks 0800 040 7766 to ensure no nearby apparatus is at risk during construction works.

Informative: Section 278 and 38 Agreement

A Section 278 Agreement and a separate Section 38 Agreement would need to be entered into regarding the highway and footpaths as part of this development. All costs of the highway works as part of the Section 278 Agreement would have to be met by the applicant.

Informative: Secured by Design

The applicant is encouraged to implement Secured by Design to allow for the development to implement architectural crime prevention measures

www.securedbydesign.com

Further guidance is available from Cleveland Police's Designing out Crime Officer Stephen.Cranston2@cleveland.police.uk

P/56/25 Planning Compliance Performance Report

Consideration was given to a report on Planning Compliance Performance - Quarterly Update. This was the latest quarter report (Quarter 3, 2025/26).

The Stockton on Tees Local Enforcement Plan (LEP) was approved at planning committee in September 2024 and became live on the 1 November 2024 and this report provided the latest quarterly report.

As part of the LEP, service targets were introduced which were;

70% of enforcement cases closed where no breach identified within 20 working days.

60% of enforcement requests receiving an initial response, for example no breach of control identified or further investigation to be undertaken, within 10 working days.

60% of planning enforcement cases, where the case actions were determined within the established priority timescales.

Details of current performance and trends were contained within the officers' report, such as annual comparatives in caseloads and performance as well as a snapshot of last quarter's performance.

The last three years caseloads had increased year on year, with the last year 2025 being the highest in recent records and a 36% increase on year end in 2024 and a 49% increase on 2023. The nature of the caseload as well as the total number of cases continued to be monitored to ensure resources remained adequate.

Despite the increase in new allegations being received, the numbers of open cases were consistent with those open cases at the end of 2024, with the average number of days to process such cases reducing from 353 days to 132 days. With the variance from that figure and the average 'closed case' periods reported on a quarterly basis following the introduction of the LEP, being due to historic cases being closed alongside new ones.

The total number of served enforcement notices over the past two years (20) had also quadrupled since 2020-23 (5).

In terms of quarter 3 2025/2026, performance against the internal performance standards continued to remain high with the relevant thresholds being exceeded in all cases, and overall 97% of all the number of cases in the last quarter had had case actions determined within the identified priority period.

Over the last quarter the number of cases received had dropped slightly, although there continued to be year on year increases in cases reported.

Notwithstanding that, the overall time to process cases had marginally increased, although the average turnaround period remained comparable to those across the year so far.

Two cases from the previous quarter where there had been no compliance with an enforcement notice, had seen landowners begin to rectify works and the planning service team continued to discuss a case of non-compliance with colleagues in legal services over appropriate next steps.

Currently the total number of unresolved compliance cases equated to 181, with 47 cases being historic cases received before the introduction of the Local Enforcement Plan.

The next quarterly update of the 'Planning Compliance Performance Report' would be quarter 4 of 2025/26 (January - March), which was anticipated being reported in April/May 2026.

RESOLVED that the report be noted.

