

Planning Committee

A meeting of Planning Committee was held on Wednesday 5th August 2026.

Present: Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair)
Cllr Carol Clark, Cllr John Coulson (Sub for Cllr Andrew Sherris), Cllr Stephen Dodds, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Norma Stephenson OBE, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Officers: Helen Boston, Julie Butcher, Stephen Donaghy, Simon Grundy and Martin Parker

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

Apologies: Cllr Andrew Sherris and Cllr Jim Taylor

P/24/26 Livestreaming

The Chair announced to those present that the meeting would be live streamed.

P/25/26 Evacuation Procedure

The evacuation procedure was noted.

P/26/26 Declarations of Interest

There were no declarations of interest.

P/27/26 Minutes of the meeting which was held on 10 June 2026

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

P/28/26 Planning Protocol

The planning protocol was noted.

P/29/26 21/0249/REM Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees

Members were advised that correspondence had recently been received from Walker Morris, acting on behalf of Avant Homes, raising several concerns regarding the above applications, and issues that it considered needed to be presented to the Committee to assist with its decision making.

Officers considered that, while some of the matters raised carried little substance, there were technical issues requiring further consideration to ensure that the

committee was fully informed, before it considered the applications and made decisions.

It was therefore recommended that consideration of item 21/0249/REM Tithebarns Fields Land West of Harrowgate Lane, Stockton on Tees be deferred, with a view to it being considered, by the Committee, at September's 2026 planning committee meeting.

RESOLVED that consideration of application 21/0249/REM Tithebarns Fields Land West of Harrowgate Lane as detailed above of the published agenda, be deferred.

P/30/26

21/1599/REM Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees

Members were advised that correspondence had recently been received from Walker Morris, acting on behalf of Avant Homes, raising several concerns regarding the above applications, and issues that it considered needed to be presented to the Committee to assist with its decision making.

Officers considered that, while some of the matters raised carried little substance, there were technical issues requiring further consideration to ensure that the committee was fully informed, before it considered the applications and made decisions.

It was therefore recommended that consideration of item 21/1599/REM Tithbarns Fields, Land West of Harrowgate Lane, Stockton on Tees be deferred, with a view to it being considered, by the Committee, at September's 2026 planning committee meeting.

RESOLVED that consideration of application 21/1599/REM Tithbarns Fields, Land West of Harrowgate Lane, Stockton on Tees as detailed above of the published agenda, be deferred.

P/31/26

**21/2130/FUL Land at Harrowgate Lane, Bishopgarth, Stockton-On-Tees
Application for the erection of 54 dwellings to include access, parking, open space and associated infrastructure**

Members were advised that correspondence had recently been received from Walker Morris, acting on behalf of Avant Homes, raising several concerns regarding the above applications, and issues that it considered needed to be presented to the Committee to assist with its decision making.

Officers considered that, while some of the matters raised carried little substance, there were technical issues requiring further consideration to ensure that the committee was fully informed, before it considered the applications and made decisions.

It was therefore recommended that consideration of item 21/2130/FUL Land at Harrowgate Lane, Bishopgarth, Stockton on Tees. Application for the erection of 54 Dwellings to include access, Parking, open space and associated infrastructure be deferred, with a view to it being considered, by the Committee, at September's 2026 planning committee meeting.

RESOLVED that consideration of application 21/2130/FUL Land at Harrowgate Lane, Bishopgarth, Stockton on Tees. Application for the erection of 54 Dwellings to include access, Parking, open space and associated infrastructure as detailed above of the published agenda, be deferred.

P/32/26 25/1608/FUL High Clarence Primary School, Port Clarence Road, Port Clarence

Consideration was given to an application for the erection of a Multi-Use Games Area (MUGA), including floodlighting, associated enclosures and footpaths at High Clarence Primary School, Port Clarence.

Members were advised that no objections had been received from neighbouring residents or statutory consultees. The proposal had been assessed against the relevant Local Plan policies and the National Planning Policy Framework and was considered acceptable in terms of its visual impact, the character of the area and residential amenity, subject to appropriate conditions.

Biodiversity Net Gain would be achieved on site, principally through grassland and hedgerow enhancements along the western and southern boundaries. Officers advised of an amendment to Condition 7 relating to floodlighting to include reference to Bank Holidays (to be same as Sunday hours), ensuring consistency with the hours-of-use condition.

An additional condition was also recommended requiring the development to be carried out in accordance with the recommendations contained within the submitted Preliminary Ecological Appraisal.

Members sought clarification regarding the condition requiring an unexploded ordnance risk assessment, noting that this was unusual in a planning application. Officers explained that the matter had arisen through consultation with Environmental Health and consideration of contaminated land. Although the risk was considered relatively low, the condition would ensure appropriate checks were undertaken before excavation works commenced.

Members welcomed the development and the additional facilities it would provide for the Port Clarence community.

RESOLVED that the application 25/1608/FUL be APPROVED, subject to the conditions set out in the report and the amendments/additional condition detailed above.

P/33/26 Planning Compliance Performance Report

The Committee considered Quarter 1 2026/27 data for compliance caseloads and performance.

RESOLVED that the report be noted.