

Date:

Wednesday 9 September 2026 at 1.30 pm

Venue:

Council Chamber, Dunedin House, Columbia Drive, Thornaby, TS17 6BJ

Cllr Mick Stoker (Chair)

Cllr Michelle Bendelow (Vice-Chair)

Cllr Carol Clark, Cllr Stephen Dodds, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Agenda

1. Livestreaming

This meeting will be filmed for live and / or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you attend and make a representation to the meeting, you will be deemed to have consented to being filmed. When admitted to the Council Chamber you are also consenting to being filmed and to the possible use of those images and sound recordings for livestreaming and / or training purposes. If you do not wish to have your image captured, please contact Democratic Services prior to attending the meeting.

If there are any technical difficulties with the livestreaming, the meeting will still proceed.

2. Evacuation Procedure (Pages 7 - 10)

3. Apologies for Absence

4. Declarations of Interest

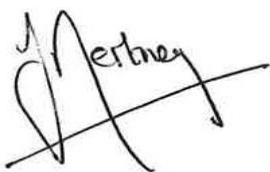
5. Planning Protocol (Pages 11 - 12)

6. Ref NO 21/0249/REM Site Address Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees Application Description : Reserved matters for the appearance, landscaping, layout and scale for residential development comprising 230 dwellings for phase 1, 2 and 3 (Pages 13 - 64)

7. Reference number 21/1599/REM; Site Address Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees; Site Proposal: Reserved matters for the

appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phases 4 and 5. (Pages 65 - 112)

8. **Ref No 21/2130/FUL Site Address : Land At Harrowgate Lane, Bishopgarth, Stockton-On-Tees Application Description : Erection of 54 dwellings** (Pages 113 - 172)
9. **Application Ref 26/0580/COU Site Address: 10 Dryden Close, Billingham Application Description: Change of use from dwellinghouse (C3) to residential care home (C2) for up to three children aged between 8 and 18.** (Pages 173 - 192)
10. **Reference Number 26/1069/RET; Site Address: Lidl , Billingham Road, Norton Application Description : Retrospective planning permission is sought for the installation of 4no ANPR cameras to existing lighting columns** (Pages 193 - 204)
11. **Application Reference Number :26/1070/ADV Site Address: Lidl , Billingham Road, Norton Application Description Retrospective advertisement consent is sought for 13 no non illuminated pole mounted signs and 2no non illuminated wall mounted signs** (Pages 205 - 218)
12. **Application Reference :26/0321/LA Site Address: Land Adjacent To Fire Station, Master Road, Thornaby; Application Description Retrospective Planning permission for the temporary change of use of a section of public green space to site compound, including erection of 2.5m gate and fence** (Pages 219 - 232)
13. **25/0759/LA Land East of Clarendon Road, Thornaby** (Pages 233 - 266)



Jonathan Nertney
Head of Democratic Services
Tuesday 1 September 2026

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: Democratic Services Officer 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

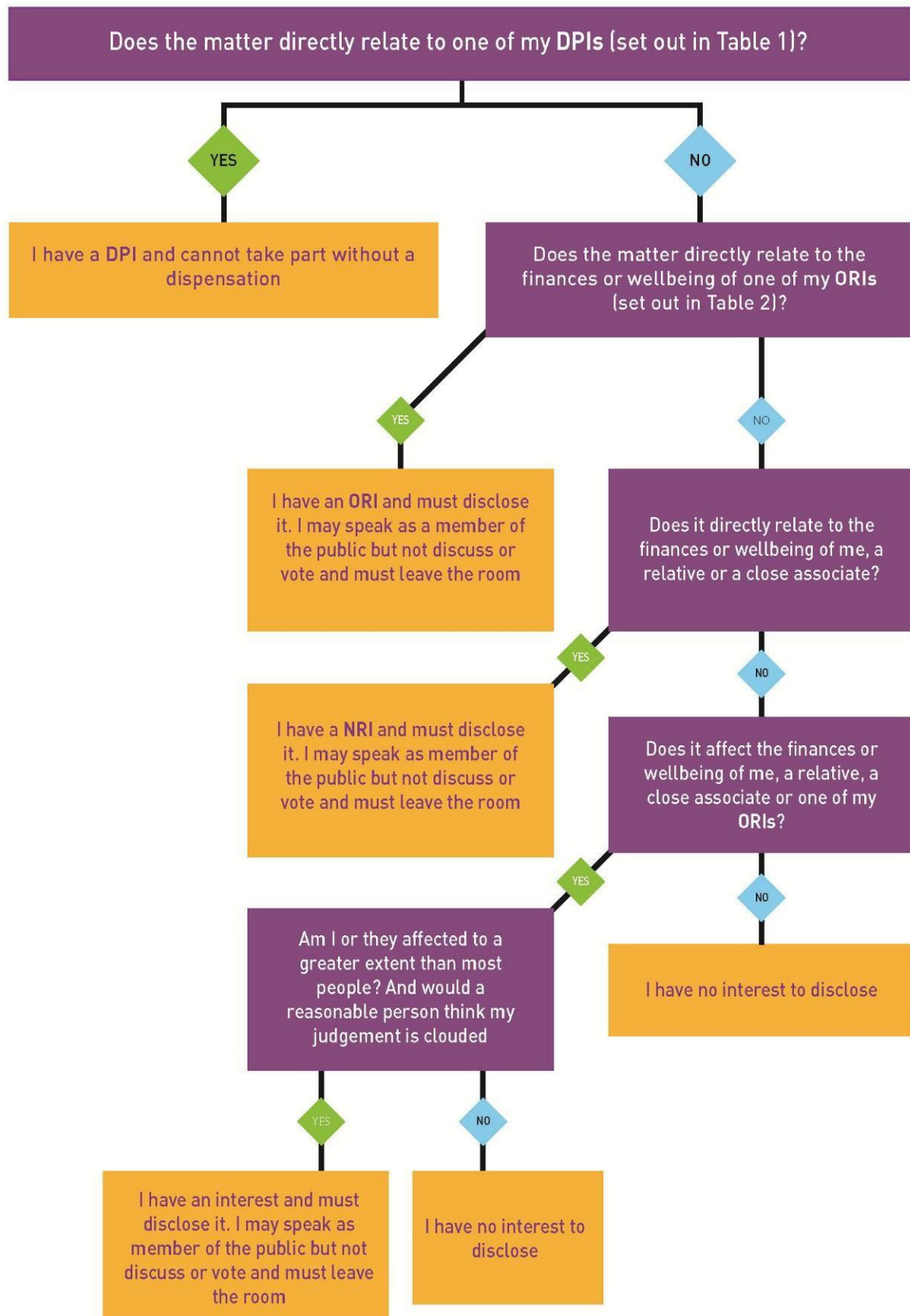


Table 1 - Disclosable Pecuniary Interests

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 Registrable 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