

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 15th MARCH 2006

REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

05/3453/FUL

LAND NORTH OF LOWSON STREET, STILLINGTON, STOCKTON ON TEES

RESIDENTIAL DEVELOPMENT OF 56 DWELLING HOUSES

Expiry Date: 20th March 2006

SUMMARY

Detailed planning permission is sought for the erection of 56 dwellings on a brownfield site on the western edge of Stillington Village, which has a current outline approval for 43 dwellings as a result of an earlier application. The scheme proposes a mix of detached two storey and terraced three storey properties and ancillary development.

Objection has been raised from the Head of Integrated Transport and Environmental Policy in respect to the accesses into the site, stating that the proposal does not accord with the Council's Design Guide and Specification relating to accesses serving new developments. In addition, concern is raised over the hard and soft landscaping of the site, the need for a protected species survey to be carried out and the general layout arrangements.

It is considered several of the issues over which concern is raised could be dealt with by condition were the application to be approved, however, in view of the scheme being contrary to the Design Guide and Specification and general layout issues, it is recommended the application be refused, being contrary Policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan.

RECOMMENDATION

Recommended that planning application 05/3453/FUL be Refused subject to:

01. In the opinion of the Local Planning Authority, the proposed development fails to comply with the Council's Design Guide and Specification (Residential and Industrial Estates Development) relating to accesses serving new developments, failing to provide an access to a standard required for this scale and type of development. As such, the proposed development is considered to be contrary to policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan, which require proposals for development to make satisfactory provision of access, parking and servicing arrangements.

02. In the opinion of the Local Planning Authority, the proposed siting of dwellings and other built features within the estate and their relationships with both one another and the street scene in general, would result in a compromised level of privacy, amenity and daylight for individual dwellings and their future occupiers, being contrary to policy HO11 of the Stockton on Tees Local Plan which requires new residential development to ensure

that residents of new dwellings would have a satisfactory degree of privacy and amenity and provide a high quality of built environment.

THE PROPOSAL

1. Planning permission is sought for the development of a 1.49-hectare site for a residential development comprising 56 dwelling houses and ancillary development. The site lies to the north of Lawson Street at Stillington and is bounded by Stillington Youth and Community Centre and a linear treed mound to the south east, St John's Church and the William Cassidy Primary School to the east and the Stillington Forest Park to the north. Darchem Engineering Works and several industrial starter units lie to the west and northwest with the remainder of Stillington Industrial Estate lying beyond.
2. Ground levels on the site slope from the northeast to the south and west whilst the land generally comprises concrete, gravel, tarmac and hard standing interspersed with grassland, shrubs and trees.
3. The development is laid out having two access points forming a loop through the estate. Housing is located on both sides of the access road, with a cul-de-sac of 16 dwellings being located at the eastern tip of the site. Property types include three storey town houses and two storey detached houses with a mix of integral and detached garages.
4. The scheme shows indicative landscaping only although a tree survey has been submitted in connection with the proposal. A right of access to the Forest Park is also indicated on the plans in connection with a legal agreement, which would allow Stockton Borough Council possible future access to the forest path area.
5. A Supporting Statement accompanies the application which contains a planning policy overview and design statement as well as statements in respect to highways agreements, drainage proposals, site investigations, flood risk, terms for a proposed S.106 agreement, and a summary. The statement, in summary, concluded that

The application site lies within the 'Limits to Development' for Stillington as designated within the Borough Local Plan whilst would improve the landscape by converting derelict brownfield land into a residential estate which offers a suitable range of house types which have a thoughtful design that is sympathetic with the existing environment of Stillington.

CONSULTATIONS

The following Consultees were notified and the comments they made are summarised below:

Parish Council

The Parish Council continues to support the application in principle but would like to see the following comments taken into account.

More variation required in house types, in particular, more starter homes.

Following recent flooding of properties in Stillington, concern is raised about the capacity of the drainage system at times of heavy rainfall. An increase in demand will only worsen the situation.

With regard to the S106 agreement, the PC would like to be involved in any discussions and decisions regarding the £10,000 that is to be provided for local recreational improvements as well as with regard to works associated with the community centre.

The Parish Council request that any approval is conditioned to require Wimpey's to fully comply with the agreement made with Darchem on the sale of the land with regard to improvement to the yard and boundary of the community centre.

The Parish Council would be satisfied with the approval of the application being approved if the requests made can be included as conditions.

Joint Public Transport Group: Comments Awaited

The Environment Agency: Comments Awaited

Environmental Health Unit

I have no objection in principle to the development, however, I do have concerns regarding the following environmental issues and would recommend the conditions as detailed be imposed on the development should it be approved.

Noise disturbance from adjacent premises

A scheme for noise protection is agreed prior to commencement of the development and that these works are completed before any of the permitted dwellings are occupied.

Land contamination

A desktop study for land contamination be carried out prior to commencement of the development and any subsequent remedial works as deemed necessary.

Construction noise

Limitations placed on the hours of operation. 8 - 6 weekdays, 8 - 1 Saturday and at no time on Sundays.

Development Plans Officer

It is understood that the applicant seeks Planning Permission for the erection of 56 dwelling houses. The site is allocated for industrial use, specifically B2 and B8 use, by policy IN2p of the adopted Local Plan. However, I note that outline Planning Permission was approved on the 20th May 2005 for, "a residential development comprising of 43no. dwellings and associated means of access". The approval of this permission therefore agreed the principle of residential development on the site and I have no objection with regard to this.

I note that this permission seeks an additional 13.no units than the outline permission previously granted. The application forms state that the site is 1.49 hectares in size, assuming this is correct; the density of this proposal is approximately 37.5 dwellings per hectare (DPH) as opposed to the original density of approximately 28.9 DPH. As you will be aware PPG 3 encourages Local Planning Authorities to, "avoid developments which make inefficient use of land" and promote housing developments which make more efficient use of land (30 - 50 dwellings). Given this guidance it is considered that the principle of allowing 56 dwellings on the site is acceptable providing the scheme satisfies the remaining criterion in policies GP1, HO3 and HO11 of the adopted Local Plan.

NEDL

No objections

Northumbrian Water Limited

There is a water main crossing the site, which requires a 3 - 7m easement. The mains can be diverted at the cost of the developer. The mains must be protected before and during construction. New discharges of foul and surface waters must be on separate systems whilst surface water should be discharged into soak aways, suitable infiltration systems, streams, water courses etc

and the public sewer as a last resort. All connections to public sewers must be made by Northumbrian Water.

Buildings and tree planting will not be permitted within at least 3m of the sewer whilst sewers must be constructed in public areas with vehicular access.

The foul flows can be accepted into the public system. There may be insufficient capacity to accept the surface water flows. All other means of discharge must be investigated.

The sewage works to which the development will discharge may not be able to accept the proposed flows.

Northern Gas Networks

There maybe apparatus in the area that may be at risk during construction works and should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail.

Engineers And Transportation

The development should be designed and constructed in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and the developer will be required to enter into an adoption agreement under Section 38, Highways Act 1980. To this end I would make the following comments: -

- The western access road to the development passes through Stillington Industrial Estate, which at present is private and is not the subject of an adoption agreement. The developer must provide evidence that he is in a position to include this road within an adoption agreement. Details of this road should be shown on the layout drawing.
- The location of the eastern access cannot be identified with the existing adopted highway and this should be shown on the layout drawing

The existing highway will require the provision of a 1.8m wide footway and highway margin to each side.

- The developer will be responsible for providing an adoptable footpath together with lighting from the development to St. John's Church and school to the east
- Forward visibility at junctions should be 3 x 33m. and formed by the line of the back of footway.
- Forward visibility on the bend should be 33m. and formed by the line of the back of footway.
- Vehicular access to Plot19 should not be onto the radius.
- Parking provision should be in accordance with the design guide and garages and spaces should be clearly identified on the drawing.
- Drive lengths should be a minimum of 6m. in length, unless roller doors are incorporated into the garages.
- The Council has no specific information regarding any flooding to the site. The applicant is advised to make his own enquiries.

Council For The Protection Of Rural England

We have a number of concerns about this proposal.

While we welcome and encourage brownfield development we do not think that the house style is appropriate or in keeping to a small village location. We note the proposal gives densities of 35 units per hectare, the very bottom end of the intended range. The resultant housing layout and style bears no concession to local heritage or existing village style and would be more appropriate in an urban estate setting. We have a concern as to the affordability of many of the properties for local people. We do not think three storey town houses are appropriate to this location. In the same way we have concerns over the numbers of large blocky detached dwellings, when short terraces would be more in character.

We note the site does not accord with the local plan as much of the proposed site would appear to be outside the 'limit to development' and as such would spread outside of the village envelope.

We would also note existing local services are limited, present road network is limited and we understand school capacity is also limited, so the impact of such a large development into a rural community has significant implications which is not incorporated into agreements so there is an issue of additional community support.

We believe the proposal has the potential to deliver an attractive, character and desirable residential area within the village envelope if these comments are taken on board. As the proposal stands we object to this planning application.

Contaminated Land Officer; Comments Awaited

Landscape Officer

Initial comments

A tree survey and sectional details of the proposed bund are required. The bund and other planting areas are located within the private rear gardens of the properties and as such will be the responsibility of each individual owner.

The scheme does not appear to embrace Secured by Design as each rear garden is fully accessible.

Due to the narrow frontages of the town houses, the front garden area is dominated by the driveway. A very hard and sterile feel is achieved which would appear out of character to the village setting. The west entrance into the site is dominated by an 8.5m wide side access to 4 properties with 3 garages.

There is no detail regarding boundary treatments. The use of brick walls will be required in some instances to prevent the installation of unauthorised gates.

Planting should be incorporated to the south side of site to soften the impact of the scheme.

A contribution is required towards active off-site recreation to assist in the upgrading of the existing play area to the southeast of the village. Taking into account a contribution towards relaying the play area for the youth and community centre the total contribution required = £47,500.00

Full detailed landscape proposals are required detailing existing trees and hedges to be retained, methods of protection, changes in site levels, areas of material storage, hard surfacing, walls, fences, street furniture, drainage runs, mounding / earth work details. Position, species, size, densities and planting methods for new planting.

No tree planting will be permitted within 2.0m of the adopted highway and an approved root barrier will be required where trees are planted less than 4.0m from the adopted highway.

Layouts should consider the potential of shading from mature trees.

Landscaped areas should to be maintained for up to 5 years.

Further information is required prior to commenting further in respect of the application.

Comments on Tree Survey

The tree survey reveals that a large proportion of the trees both within and adjacent to the site are of low quality and value. Two individual trees are classified as being of moderate quality and value. Many of the trees are either situated along the boundary of the site or outside the site and will therefore be able to be retained.

If the application is granted, a full tree protection plan should be submitted and approved prior to any works commencing on site. The plan should indicate root protection areas, construction exclusion zones and a tree protection plan, all in accordance with BS 5837:2005 Trees in relation to Construction.

I have no objection in principle to the application on both visual and landscape grounds. However, I have concerns and queries regarding specifics within the site, which were highlighted in my previous memo dated 12 January 2006.

Care For Your Area: Comments Awaited

English Nature

In general the method statement is perfectly acceptable, apart from the final paragraph entitled "Proposal" which invites a "condition to be attached to the planning consent" referring to "this method" statement.

This paragraph is in direct contradiction of the preceding paragraph but one, which asserts that "the survey data and mitigation must be included in the planning application". This - as you know - is English Nature's position in cases such as this where there is a reasonable likelihood of great crested newt presence. This position is entirely consistent with Paragraph 99 of ODPM Circular 06/2005.

I therefore recommend that the final paragraph be removed from the Method Statement.

Neighbours

Neighbours were notified and the comments received are summarised below: -

Mr J Walsh

34 St John's Park' Stillington

The development will block the view from the rear of our property and as they bought the property with this view, the proposed development is out of the question.

Mr G Melville

The Old Vicarage' Morrison Street

Summarised:

Existing services will not be able to cope with the increased demand as a result of the insufficient capacity of the treatment works. The mentioned "pre-agreement" with Northumbrian Water is not included in the application its effectiveness cannot be determined.

The suggested £40,000 improvements by Northumbrian Water would not necessarily materialise. The proposal will result in a significant increase in population in the village yet there is no apparent attempt by the applicant to input facilities for the use of the existing village. The figure offered by the developer is an extremely low value, underlining that there is no commitment or support on the part of the applicant for local regeneration. The development should put something into the existing community.

This site is on part of the old Iron/Steel works, which would probably have used a volume and variety of industrial pollutants & contaminants. There is no provision in the application to address any concern here. The applicant's own survey states that gas emissions and low levels of chemicals are present, but does not state testing methods or levels discovered. Further investigations of the ground should be done prior to any such permission being granted.

It may not be healthy to build so close to the current works.

The proposal may well intrude upon the Stillington Forest Park access whilst would severely affect its ambience.

The development is within 10m of trees.

The Community Centre may be affected adversely.

The majority of the site has been re-absorbed into the landscape and a better use of the land would be to extend the Forest Park.

The development is neither thoughtful nor exiting, being unsympathetic.

The development would adversely affect and obscure the view from my house.

P H W Briggs
P.briggs@iname.com'

Summarised:

Concerns in the increase of traffic passing the primary school, both pre and post completion. This area can be particularly busy with traffic at school times and perhaps some method of speed control can be introduced.

PLANNING POLICY CONSIDERATION

Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy HO11

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment, which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Policy REC6

The site of the former ironwork at Stillington will be reclaimed to form a park for informal recreation and nature conservation.

Policy IN2

Land is allocated for general industrial or storage and distribution uses (classes B2 and B8) at locations:

Stillington industrial Estate

MATERIAL PLANNING CONSIDERATIONS

6. The application site is previously developed land allocated under Policy IN2p of the Stockton on Tees Local Plan for General Industrial or Storage and Distribution uses policy IN2p. Residential development on this site is therefore considered to be a departure from the adopted Stockton on Tees Local Plan (1997), however, there has been a previous outline application approved on the site for the erection of 43 dwellings (LPA ref: 04/3786/OUT dated 20th May 2005), within the determination of which, this issue has been addressed.
7. In terms of the advice and criteria set out in RPG and PPG, support can be given to the principle of residential development on this site, in that it is a previously developed but allegedly redundant site albeit on the western edge, within the limit of development of Stillington, is accessible to local facilities and public transport. Stockton on Tees Local Plan policy IN10 permits the release of existing industrial land and buildings if it can be demonstrated that suitable other site and buildings are available both in the short term and to satisfy the long term requirements over the plan period in the immediate locality and the wider area. Again, these matters have been considered within the determination of the outline approval for the site and it is therefore considered that the principle of residential development of the site has been established.
8. In determining the application it is therefore considered that the key issues to consider relate to the criteria of Policy HO11 (New residential Development) of the Borough Local Plan, these being, the proposed developments impacts on neighbouring uses, provision of access and parking, internal layout and relationships between properties, design and contamination. These are considered independently as follows;

Impacts between the proposed development and neighbouring uses

9. The site is bounded by industrial development, the Stillington Forest Park, a church and school, and Community Centre. The buildings associated with these uses are distanced from the boundaries in the majority of cases, as is the built development of the proposed scheme. It is considered that the nature of the surrounding land uses, the position of buildings and the layout and orientation of the proposed dwellings should prevent any significant impact on the existing surrounding land uses or the proposed dwellings and their future occupiers. Given this, it is considered that in principle, the residential development would be compatible with neighbouring uses and that with adequate screening and landscaping, would not have an undue adverse impact on the amenity of adjacent land uses. In this respect it is considered the development accords with policies GP1 and HO3 of the Stockton on Tees Local Plan.
10. There is a significant change in levels on the site, sloping from the east down to the west. Levels details have not been submitted with the application and as such it is difficult to fully appreciate the impact of the proposed development on existing adjoining properties and land as well as on the skyline in general. This aside, the buildings associated with the adjoining land uses are distanced from the boundaries, as are the proposed dwellings,

furthermore, none of the surrounding uses incorporate residential accommodation and as such impacts on privacy and amenity on adjoining land are considered to be negligible. Furthermore, adequate control of levels could be achieved through condition were the scheme accepted.

11. The proposed residential development site is bounded by industrial and community use development as well as the Stillington Forest Park and an area of landscaped open space. The layout results in properties facing inwards, dealing with these surrounding land uses by screening with rear garden boundaries of properties. In view of the nature of the surrounding land uses and a considered need to prevent any significant impact on the character of the Stillington Forest Path it is considered the inward looking development would be acceptable in this location. This general layout will therefore allow existing landscaping outside the site to continue to be of benefit for the partial screening of the development site as viewed externally.
12. The site lies immediately adjacent to land designated within the Stockton on Tees Local Plan as being an area of land for informal recreation and nature conservation and an area where the planting of native trees is encouraged in support of community forest designations. In view of the limited impacts associated with residential development of this scale and its inward facing orientation it is considered the adjoining designations should not be compromised.

Access and Highway Safety

13. The Head of Engineering and Transportation has advised that in its present form, the proposed development cannot be supported. Several issues have been raised which it is felt could be easily addressed, however, the main issue which has not been addressed by the applicants is that, in order to comply with the Council's Design Guide and Specification (Residential and Industrial Estates Development), for a development of this scale and taking into account existing industrial units being served from the same highway as the development, the site would require two accesses, a main access into the site and an emergency access. Both of these accesses would need to be fully adoptable and in order to be fully adoptable the proposed accesses must be connected to adopted sections of highway. This has not been achieved by the existing proposal.
14. The applicants have raised issue with this in that the previous outline application was approved on similar grounds. However, the previous outline approval for the site related to the provision of 43 dwellings and included within the site boundary a stretch of road which linked the development to adopted highway. This current proposal would increase numbers by 13 units (30%), in view of which, although the Council's Design Guide and Specification is a guidance document, it is considered there are significant differences between the two schemes and that the previous outline approval for the site should not set a precedent to accept sub standard access arrangements on this latest proposal.

Internal layout and relationships between properties

15. The proposed development shows 56 dwellings on a 1.49-hectare site achieving a site density of 37 dwellings per hectare. This is in accordance with government guidance toward developments exceeding 30 dwellings per hectare as outlined within PPG 3.
16. The proposed layout generally provides adequate distance between opposing elevations of properties, however, there are instances where properties would, through their siting, have a significant impact on the outlook and daylight associated with adjoining properties whilst would dominate the street scene generally as a result of their relationship with the thoroughfare through the estate, particular examples of this being plots 25 and 53 as numbered on the layout plan.

17. The layout incorporates town houses, which are narrow in width resulting the off street parking to the front of properties dominating the street scene. The Councils landscape officer was of the opinion that this would give a very hard and sterile feel, which would appear out of character to the village setting. This is clearly an area, which would need to be addressed, although, it is considered that through imaginative use of materials and careful consideration of the slithers of landscaping a satisfactory form of development could be achieved.
18. The site layout makes no provision for informal or formal play space contrary to the requirements of Policy HO11 of the Borough Local Plan. The Council's Environmental Development Officer has indicated that this is acceptable in view of their being existing areas of play space elsewhere within Stillington, although, as the development will increase demand on such areas, it is considered appropriate that in lieu of such provision that a commuted sum should be paid to the Council. The Councils Environmental Development Officer has advised that such monies should be used in connection with the play area to the South West of the village. The applicant has indicated a willingness to the provision of a commuted sum of £25,000, which is accepted by the Environmental Development Officer.

Design

19. Stillington is a settlement of mixed properties in terms of their scale, appearance and design whilst this site is located on the opposing side of the highway to the majority of exiting housing within the village. As such, the scale and design of properties is considered to suitable for its location. There is a reasonable mix of property types within the development incorporating two and three storey dwellings, detached and terraced whilst elevation treatments vary throughout.

Noise, Contamination and Landfill Gas

20. In connection with the earlier outline approval the applicant prepared an assessment of the likely noise impact of surrounding uses on the proposed residential development. Day-time and night-time monitoring and assessment in terms of the recommendations set out in PPG24, against BS4142 indicated that there is not positive indication that complaints would be expected as a result of exposure to industrial noise provided that certain noise mitigation measures are carried out, concluding that, noise should taken into account when determining the planning application and mitigation measures are required for the proposed residential properties including measures out with the site.
21. The Environmental Health Unit has no objection in principle to the development, however, has concerns over noise from adjacent properties and construction noise, suggesting that if approved, appropriate planning conditions would be required to address these matters.
22. The Environmental Health Unit have also raised issue with respect to the past uses of the site and the possibility of contamination on the site, suggesting that in view of the past uses of the site, a Desk Study and Ground Investigation survey would be necessary as well as any remedial works as deemed necessary by the findings.

Other matters

Existing land agreements

23. Officers have been made aware of existing agreements in respect to the land owner's requirement to provide access into the Stillington Forest Path area and to carry out works to the adjoining community centre. However, these are considered to be private agreements which do not directly affect the suitability of this proposal in planning terms and which should therefore not affect the determination of this application. Instead, they are matters for the parties to resolve to which the agreements relate.

Drainage

24. Various objections have been received in respect to the adequacy of the surface water and foul water drainage system within Stillington. Northumbrian Water have stated that the foul flows can be accepted into the public system, although there may be insufficient capacity to receive the surface water and that other means of discharge must be investigated. The applicant is aware of issues surrounding the adequacy of existing drainage systems and have been in discussion with Northumbrian Water direct on this matter, which have focussed around a contribution to Northumbrian Water in order to assist in the upgrade of the existing sewage works.
25. Other comments from Northumbrian Water indicate there is a water main across the site and that this could be diverted.

Protected Species

26. English Nature were consulted on the application and in view of the location of the site and its potential as a wildlife habitat, they are of the opinion that a protected species survey would need to be carried out and considered within the application process, prior to determination. As such, English Nature have lodged an objection to the application until sufficient information is submitted which would allow them to make an appropriate judgement on the site.
27. Requiring a species survey to be carried out prior to determination is only considered to be necessary where the actual principle of the development may be affected by any findings of such a survey, and therefore, in view of the development of the site already having been established by the outline approval, which is a material factor in the determination of this application, it is considered that the requirement to submit a protected species survey could be carried out conditionally, if the application were to be approved.

Landscaping

28. Comments made by the landscape team related to details, which would be submitted as part of any landscaping scheme such as planting and boundary treatments as well as the need for a tree survey to be carried out. This has since been carried out, submitted as part of the application and commented upon by the Council's Landscape Officer. The survey results are accepted which reveals that a large proportion of the trees both within and adjacent to the site are of low quality and value. Two individual trees are classified as being of moderate quality and value. Many of the trees are either situated along the boundary of the site or outside the site and will therefore be able to be retained. The Landscape Officer considers that if the application is granted, a full tree protection plan should be submitted, although concludes that he has no objection in principle to the application on both visual and landscape grounds

CONCLUSION

The principle of developing the site is considered to be in accordance with the relevant Development Plan policies, however, it is considered the proposed access to the site does not meet the requirements of a development of this scale, as required by the Council's Design Guide and Specification (Residential and Industrial Estates Development) and would therefore adversely affect highway safety. Furthermore, it is considered the layout of sections of the site would result in poor amenity and privacy for the future occupiers of the development as well as result in an unimaginative approach to the development of the site in general which does not adequately take into account relationships between properties and the overall character of the proposed street scene. The proposal is therefore considered to be contrary to Policies GP1, HO3 and HO11 of the Stockton Borough Local Plan.

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Ward Western Parishes
Ward Councillor Councillor F. G. Salt,