

DELEGATED

**AGENDA NO.10
PLANNING COMMITTEE
19th APRIL 2006**

**REPORT OF CORPORATE
DIRECTOR, DEVELOPMENT
AND NEIGHBOURHOOD
SERVICES**

**06/0300/FUL
WILLOW BRIDGE WORKS, LETCH LANE, CARLTON
RESIDENTIAL DEVELOPMENT OF 10 NO. DETACHED DWELLING HOUSES
AND ASSOCIATED MEANS OF ACCESS AND LANDSCAPING**

EXPIRY DATE: 2ND MAY 2006

UPDATE REPORT

SUMMARY

This application updates the report for agenda item 10 in respect of four additional representations being received following the submission of revised plans and in respect to outstanding Highways Issues.

RECOMMENDATION

That the representations and comments received are taken into account and that planning application 06/0300/FUL is approved subject to controlling conditions and following the submission and acceptance of a 'Departure from Standards Form' with respect to the highway layout associated with the scheme.

ADDITIONAL COMMENTS RECIEVED

Mr Hardwicke

Considers the amended plans do not address his previous concerns, in particular, those relating to the fence and conifer screen to the rear of the Smiths Arms PH and that the plans are vague in that they indicate that landscaping will be 'retained if possible'.

Mr Heatley

Continues to object to the application with all points raised in his previous objection which are summarised as being; concern over the unproven ability of the sewage and water systems to cope with the additional demand and the unnecessary removal of established landscaping and the associated impact on wildlife. Mr Heatley insists on the protected trees in the surrounding area remaining to be protected. Concern is also raised in respect to the manner of site clearance already undertaken and the hours of operation on the site which it is suggested are restricted to 8.00am to 5.00pm weekdays.

Landscape Architect

Raises no objections to the revised site plan.

Carlton Parish Council

Carlton Parish Council have pointed out that their initial concerns as advised in their initial correspondence have not been addressed by the revised plans.

HIGHWAYS ISSUES

The agent has been in discussions with the Council's Planning Officers and Highways Engineers in respect to the road layout and its design not being in strict accordance with the Council's Highway Design Guide. The areas of conflict are listed in the consultation responses section of the main report. In such circumstances, the agents are required to submit a 'Departure from Standards Form' which the Head of Integrated Transport and Environmental Policy can consider

accordingly. This form has not yet been received by the Head of Integrated Transport and Environmental Policy, although, the agent has indicated that it has been submitted. In view of the current circumstances and in conjunction with the Councils Highways Engineers, it is recommended that planning approval is not forthcoming until the Departure from Standard Form has been submitted and agreed in writing.

CONSIDERATIONS

With regard to the reiterated comments on landscaping, it is considered that this issue can be effectively dealt with through the submission of a landscaping scheme, which is required by the conditions already recommended.

With regard to the reiterated comments with respect to the ability of the existing sewage network to cope with the additional demand, as Northumbrian Water have not raised any objection to the proposal in respect to this, it is considered that this is not an issue which needs further consideration.

CONCLUSION

That the proposed development only be approved once there has been a Departure from Standards Form submitted to the Head of Transport and Environmental Policy which has been agreed in writing from the same. Once this agreement is reached, it is recommended that planning permission application 06/0300/FUL be approved subject to controlling conditions.

Director of Development and Neighbourhood Services

Contact Officer: Andrew Glossop – Telephone No. 01642 527796

Financial Implications

None

Environmental Implications

None

Human Rights Implications

None

Community Safety Implications

None

Background Papers

Application File: 06/0300/FUL
Stockton-on-Tees Adopted Local Plan (1997)

Ward and Ward Councillors

Ward	Western Parishes
Ward Councillor	Councillor F.G.Salt