

**DELEGATED**

**AGENDA NO. 4  
PLANNING COMMITTEE**

**UPDATE REPORT**

**DATE 10<sup>th</sup> MAY 2006**

**REPORT OF CORPORATE DIRECTOR  
OF  
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 2<sup>nd</sup> May 2006**

One additional letter from a resident of Carlton has been received, along with additional information from the applicant and from the Head of Integrated Transport and Environmental Policy.

In accordance with the request of Planning Committee the applicant has submitted a plan showing the proposed development in association with the adjoining properties. This is in the form of two street scene elevations as shown below.



**Mrs Kerr, 5 Poplars Lane Carlton**

Has requested consideration to be given to the two following areas;

1. The western boundary of the site where no fence currently exists, considering the health and safety, noise, privacy and security implications for the sites immediate neighbours. It is requested that a replacement fence, in keeping with the rest of the boundary is constructed as a priority to minimise inconvenience to neighbours.

2. The proposal to cut down the conifer screening on the western boundary of the site which currently overlooks the shared driveway of 5 – 7 Poplars Lane. It is asked for committee to consider whether neighbours would prefer to look onto the mature conifers or be overlooked by the 17 windows proposed within the two properties which are to be built in the same area.

### **Head of Integrated Transport and Environmental Policy**

The Head of Integrated Transport and Environmental Policy has responded stating that the applicant has submitted a 'Departure from standards'.

### **Material Planning Considerations**

The existing conifer hedge forming part of the sites boundary would offer screening between existing and proposed properties. However, the proposed dwellings are located a suitable distance from surrounding properties and are orientated in such a manner to prevent any significant adverse impacts on privacy or amenity being raised were the hedge to be removed. This aside, in order to ensure sufficient landscaping and screening is achieved as part of the proposed development, conditions are recommended which prevent existing landscaping from being removed until a landscaping scheme has been approved for the entire site and which requires the boundary treatments for the site to be agreed by the Local Planning Authority prior to the development being occupied.

In view of the Head of Integrated Transport and Environmental Policy accepting the departure from standards form in respect to the highway layout and parking provision, it is considered the scheme is acceptable with regard to highway safety and provision.

### **Recommendation**

That planning application 06/0300/FUL be approved subject to the conditions indicated.

### **Corporate Director of Development and Neighbourhood Services**

**Contact Officer Mr Andrew Glossop**

**Telephone No 01642 527796**

**Financial Implications - As report**

**Environmental Implications - As report**

**Community Safety Implications - As report**

### **Human Rights Implications**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Background Papers**

Stockton on Tees Local Plan

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