

ADVISORY

AGENDA NO.

REPORT TO PLANNING COMMITTEE

DATE: 31 MAY 2006

CORPORATE DIRECTOR OF DEVELOPMENT AND NEIGHBOURHOOD SERVICES

BOATHOUSE LANE PLANNING AND DESIGN BRIEF SUPPLEMENTARY PLANNING DOCUMENT AND SUSTAINABILITY APPRAISAL

SUMMARY

1. This report invites Members to consider and endorse the content of the revised Boathouse Lane Planning and Design Brief and accompanying Sustainability Appraisal.
2. The draft document was published for a six-week consultation period ending the 6th March 2006. All comments have been duly considered and where appropriate amendments have been made so that it may be adopted as Supplementary Planning Document and become a material consideration in the determination of any development proposal for the area known as Boathouse Lane.

RECOMMENDATION

3. Members are recommended to: -
 - (i) Note and endorse the amendments made to the Planning and Design Brief so that it may be approved for adoption by the Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Regeneration.

BACKGROUND

4. Part of the site served by Boathouse Lane is allocated for mixed-use redevelopment in the adopted Stockton-on-Tees Local Plan (1997). Alteration Number 1 also recognises the importance of the River Tees Corridor.
5. The Development Plans team has identified an opportunity to market this site as a key gateway into Stockton, given its prominent location on the River Tees, Bridge Road and the 1825 Way. The site should be developed in a coordinated fashion, avoiding piecemeal redevelopment of small component parts as they become available.
6. In light of these issues, a Planning and Design Brief been drafted which sets out the Council's position regarding redevelopment of the site. A comprehensive redevelopment plan prepared for the site would ensure that a holistic approach could be sought.
7. Following approval by Planning Committee on the 16th November 2005 the draft Planning and Design Brief was published for a six week consultation period ending 6th March 2006. All representations to the draft Brief and Sustainability Appraisal have been considered and agreed to by the Head of Planning Services. A summary of all representations and recommendations can be viewed in the attached annex 2.

BOATHOUSE LANE PLANNING AND DESIGN BRIEF.

8. Consequently the Brief has been amended. Attached at Annex 1 to this Report is the revised Boathouse Lane Planning and Design Brief. Attached at Annex 2 is the summary of representations made to the draft Brief and the Council's recommendations. Attached at Annex 3 to this Report is the accompanying revised Sustainability Appraisal to the Design Brief together with a summary of all representations in appendix 3.
9. In short, amendments to the Brief include:
 - Removal of the reference of a marina
 - Increase emphasis on ecological and flood risk considerations
 - Removal of a specific sum of money in respect of roundabout improvements

THE PLANNING STATUS OF THE PLANNING AND DESIGN BRIEF

10. The Brief is intended to complement and enhance the Policy requirements set out in both the Adopted development plans by providing assistance to applicants on the requirements and standards that the Council would expect with future development proposals.
11. Under the Planning and Compulsory Purchase Act 2004, the Brief will be adopted as a Supplementary Planning Document and sit within the Council's Local Development Framework. This Brief will therefore be given "substantial weight" as a material consideration for the purposes of decision-making. This weight would be attached because the brief will have been given consideration in a democratic process of consultation and subsequent Member approval.

SUMMARY

12. To summarise:
 - Following Planning Committee Approval on the 16th November the draft Planning and Design Brief was published for consultation ending the 6th March 2006. It was agreed at the Cabinet Meeting of 1 December 2005 that all comments received during the Boathouse Lane Planning and Design Brief's six-week consultation period would be considered by the Planning Committee, and then the Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Regeneration will be granted delegated authority to approve the final Brief.

THE NEXT STEPS

13. Once Planning Committee has agreed the amendments to the revised Planning and Design Brief, delegated authority has been granted to the Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Regeneration to approve the final Brief. The Council will formerly publish the adopted document together with a Statement of Consultation, Sustainability Appraisal and Notice of Adoption. A three month challenge period will commence in which time any person aggrieved by the Boathouse Lane Planning and Design Brief may apply to the High Court for permission to apply for judicial review.

RECOMMENDATION

14. Members are recommended to:
 - i) Note and endorse the amendments made to the Planning and Design Brief so that it may be approved for adoption by the Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Regeneration.

Corporate Director of Development and Neighbourhood Services.

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Background Papers – Stockton-on-Tees Local Plan and Alteration Number 1

Financial Implications – It may be necessary to undertake a Compulsory Purchase Order, however the Council is at a very early stage of the development process.

Environmental Implications - N/A

Community Safety Implications - N/A

Human Rights Implications - The provisions of the European Convention of Human Rights 19950 has been taken into account in the preparation of this report.

Ward and Ward Councillors – **Stockton Town Centre: Cllr David Coleman and Cllr Paul Kirton**