

DELEGATED

AGENDA NO.

PLANNING COMMITTEE

4 October 2006

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

06/2229/LA

Parkside Centre, Melrose Avenue, Billingham

**Extension to existing car park to create extra 13no. parking spaces (45 in total)
and installation of 2no. 4 metre high lighting columns**

Expiry date: 11th September 2006

SUMMARY

The application site is a Mental Health Day unit situated on Melrose Avenue, Billingham.

Planning permission is sought for the extension to the existing facilities car park to create an extra 13 spaces for the centre, and the installation of 2 4m high lighting columns. The creation of the car park will involve the removal of two trees on the site.

Six objections have been received from neighbouring residents therefore the application needs to be determined by the Planning Committee.

Recommendations:

Recommended that Planning application 06/2229/LA be approved with the following conditions:

- 01. The development Hereby Approved shall be carried out in accordance with the following approved plans; unless otherwise agreed in writing with the local planning authority.**

Drawing numbers(s) 0255-0883-8592-W3 Rev B, SBC001, 0255-0883-8592-e3 Rev A

- 02. The size and species of the replacement trees as identified on plan no. 0255-0883-8592-W3 Rev B shall be agreed in writing with the Local Planning Authority before development commences. The replacement trees should be planted within the first planting season following commencement of development. Should the replacement trees die, become damaged or diseased within the first five years they shall be replaced within the first planting season following its demise with a species to be agreed in writing by the Local Planning Authority.**

Reason: in the interests of the visual amenity of the area.

- 03. No development shall commence until a scheme of landscaping and construction methods has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall indicate those areas of landscaping to be retained and new tree planting, construction methods to be used around landscaping and a scheme for the protection of existing vegetation accordance with BS5837.**

Reason: In the interests of visual amenity of the area.

- 04. The proposed security lighting hereby approved shall not be operated outside the hours of 0730 to 1900.**

Reason in the interests of the amenity of neighbouring residents

- 05. Before the use of the car park commences the lighting hereby approved shall be shielded and aligned to avoid the spread of light in accordance with the scheme to be agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.**

Reason: To avoid light pollution in the interests of the visual amenities of the area.

SITE HISTORY

1. The Centre is located in the Billingham central area, within Stockton-on-Tees Borough approximately 70m from John White Head Park.
2. The site is owned and operated by the councils Children, Education and Social Care division. Currently the site is operated as a Mental Health Day Unit.

THE PROPOSAL

3. Planning permission is sought for an extension to the existing car park and the erection of 2.4m high lighting columns.
4. Currently the car park for the unit can accommodate 32 vehicles; this is proposed to be extended by 13 spaces, to a total of 45.
5. The proposed new spaces will be located to the north of the centre on a grassed area, which currently measures approximately 870m² this will be reduced to approximately 605m² with the proposed extension to the car park.
6. The proposed new parking surface will be located approximately 1m from the boundary to Melrose Avenue and a minimum distance of 1.5m from a footpath separating the site from the boundaries of 15 to 9 Melrose Avenue.
7. The proposed lighting columns are proposed to be located on the north eastern boundary of the site, approximately 13m and 16m from the entrance of the site

CONSULTATIONS

Environmental Health Unit

I have no objections in principle to the development however I do have concerns regarding light intrusion and I would recommend a condition detailing the arrangement of the lighting so as not to directly shine towards and dwelling and to prevent light spillage beyond the boundary of the property, be imposed should the application be approved.

Regeneration and Economic Development- Design and Landscape

The proposed scheme involves the loss of an attractive group of trees noticeably several Hawthorn Trees. I would wish to see these trees replaced within the scheme and the remaining trees remain in situ.

Revised comments 24 Aug 06

The two trees shown as replacements are acceptable and should be planted at a minimum size of 12-14cm girth. The remaining trees should be partially cleared of poor quality trees and shrubs and re designed with new planting to improve its appearance and amenity of the area. Construction methods for the creation of the car park should also be submitted to the LPA to ensure that the adjacent

Head of Integrated Transport and Environmental Policy

I have no adverse comments to make regarding this application

Neighbour Consultation

The consultation period for the original proposal expired on the 8th August 2006 but neighbours were re-consulted for 10 days on the 29th August 2006 due to an administration error and the receipt of additional information

A total of six letters of objection have been received from 64, 62, 56, 68, 60 Melrose Avenue, and an unnamed neighbouring property.

The main reasons for the objections are outlined below.

- Loss of trees on the site
- Need for the lighting

PLANNING POLICY CONSIDERATIONS

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

The following policies are considered relevant to the issues addressed within this report.

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 HO12 – General house extension policy concerned with the size, design, location and relationship of extensions to the existing dwelling.

MATERIAL PLANNING CONSIDERATIONS

8. The main material planning considerations in regard to this application are the impact on the visual amenity of the surrounding area, highway safety and potential loss of amenity to neighbouring residents
9. The existing unit is predominantly a single storey building used as a mental health day unit by Stockton-on-Tees Social Services department. The building is situated in a residential area and was erected when the estate was first built on a distributor road within the estate.
10. Six letters of objections have been received from neighbouring residents relating to the loss of trees on the site and the need for the extra lighting.
11. Currently parking facilities provide spaces for 32 vehicles. It is estimated by the manager of the unit that at least 15 cars arrive daily for full time staff; in addition visitors to the conference centres and review unit such as police, solicitors and social workers average an extra 10 cars per day. On top of this to this are buses taking patients to and from the unit, doctors, nurses and ancillary staff means that parking is a problem on the site.
12. As stated above the proposed new spaces will be located to the north of the unit on a grassed area, a 1.3m high privet hedge currently screens the site. To the centre of this grassed area a group of hawthorn trees are present additional trees also line the northern boundary of the site. These trees, the grassed area and the privet hedge are important in the overall street scene of the area.
13. The proposed parking area will involve the creation of a tarmac strip 11m in width directly behind the hedge to provide additional parking. To achieve this 2 hawthorn trees will be removed from the site. Cars will be visible from behind this hedge from Melrose Avenue however it is considered that this will be acceptable in the overall street scene as cars are parked to the front of properties up and down neighbouring streets.
14. The loss of these two hawthorn trees will have an impact in the street scene and cause some loss of visual amenity for neighbouring residents. However the planting of two replacements to the northern boundary trees mitigates against this loss. A scheme will also be required to be submitted to the LPA identifying that the remaining trees in the group will be cleared of poor quality trees and deadwood, which will improve the existing trees on the site and new planting to take place.

15. The creation of a tarmac strip behind the 1.3m hedge is considered not have an effect on the existing street scene due to a 0.5m gap between the hedge and the tarmac area. However full construction details will be requested before the ground works start to ensure adequate protection of the hedge.
16. The creation of parking bays adjacent to the properties of 9-15 Melrose Avenue and could have an impact on the amenity of the residents. However it is considered that the parking spaces will be of an adequate distance of least 12m from neighbouring properties to avoid disturbance. The risk of disturbance is also minimised due to the operating times of the day unit 9.00-6.30pm. Although the additional cars will be visible from the above properties it is considered that the 1.3m high hedge and of trees lining the site will sufficiently screen parked cars.
17. The proposal also consists of the erection of two 4m high lighting columns to the boundary to Melrose Avenue, the centre manager has identified that these lighting columns are needed to provide security for the car park and employees leaving the site during times of poor light/darkness. These lights will only be operational at a maximum of 0730-1900 when the unit is open. This will reduce any potential impact on neighbouring residents; it is also considered that due to the presence of existing street lighting, the situation will not be worsened. Streetlights and telegraph poles area present in the adjoining streets it is considered that erection of two additional lighting columns will not create an incongruous feature in the street scene. A condition is recommended to ensure that full details of the operation and lighting arrangements are submitted for approval before the lights are installed to prevent light spill as well as restricting the hours of use, so that the lights do not shine onto any dwelling.
18. The Head of Integrated Transport and Engineering does not have any objections to the proposal, it is considered that the proposal will reduce the number of people parking on neighbouring streets and the distributor road and therefore will improve highway safety

CONCLUSION

19. The proposal is considered to be in accordance with Policy GP1 of the Stockton on Tees Local plan and therefore the application is recommended for approval.

Director of Development and Neighbourhood Services

Contact Officer: Steven Pilkington 01642 526063

Financial Implications

As report.

Environmental Implications

As Report

Community Safety Implications

N/A

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 Adopted Local Plan (1997)

Ward and Ward Councillors

Ward	Billingham Central
Ward Councillor	Councillor N. Teasdale
Ward Councillor	Councillor B Woodhouse