

DELEGATED

AGENDA NO 3.

UPDATE REPORT

PLANNING COMMITTEE  
25<sup>th</sup> October 2006

REPORT OF CORPORATE DIRECTOR  
OF DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES.

06/2522/FUL

LAND AT EAST END OF, LUNEDALE ROAD, BILLINGHAM  
REVISED APPLICATION FOR THE ERECTION OF 5 SUPPORTED LIVING  
SINGLE STOREY DWELLINGS AND 6 ELDERLY PERSONS SINGLE STOREY  
DWELLINGS AND ASSOCIATED CARPORTS AND LANDSCAPING.  
EXPIRY DATE: 22<sup>nd</sup> NOVEMBER 2006

**Summary:**

Since the previous report to the members of the Planning Committee, an additional response has been received from Northumbrian Water, and some amendments and additional conditions are also suggested which should be imposed if planning permission were granted.

**RECOMMENDATION**

The recommendation remains as per the previous report to Members, but if the Council were minded to grant permission, the application would be referred to Government Office North East for consideration as a departure from the Local Plan and on land owned by the Council.

*Conditions covering the following issues are also considered to be necessary in addition to those outlined in the previous report to members of the planning committee.*

**Additional Conditions:**

***Area within site for construction vehicles to be located***

***Hours of Construction (9am-6pm Mon-Friday and 9am-1pm Sat)***

***Scheme for lighting***

Policies GP1, H03, H011, REC1 and EN38 of the adopted Stockton-on-Tees Local Plan and Planning Policy Guidance No.3: Housing, is also considered relevant to this decision.

**CONSULTATIONS**

1. The following Consultees were notified and any comments they made are below

**Northumbrian Water**

Have no objections to the proposed development but require the developer to contact them with regards too new connections to the water supply and foul/surface water discharge systems.

### **Departure from the Local Plan**

2. In terms of the Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999, the proposed development represents a departure from the Local Plan and has been advertised as such.
3. If the Council were minded to grant permission, the application is required to be referred to Government Office North East (GO-NE) for consideration as a departure from the local plan and on land within the Council's ownership. GONE have the right to have the application called in for determination by the Secretary of State if they so choose.

### **CONCLUSION**

4. Since the previous report to members of the planning committee it is considered that there are no new significant issues, which have arisen which would alter the previous recommendation.

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