

DELEGATED

**AGENDA NO. 5
PLANNING COMMITTEE**

DATE : 25th October 2006

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

06/2250/FUL

Bowesfield Lane, Stockton on Tees, TS18 3HF

Revised application for erection of 6 no. industrial/commercial units, substation/switch rooms and office accommodation and associated car parking together with new means of access.

Expiry Date: 7th November 2006

Update Report

The main report indicated that there were several outstanding issues to resolve with regard to the application including the access to the site, the layout and provision of parking and landscaping, whilst the submission of a transport assessment was awaited for consideration.

Amended plans and a transport assessment have been submitted on the 23rd October 2006 and are currently being considered by the relevant officers. Due to the date of their submission their comments cannot be included within this update to committee, although from an initial assessment it appears that the majority of issues raised have been addressed on the amended plans.

The only additional representation received in respect to this application is from the Highways Agency who have advised they are unable to fully consider the proposal without a Transport Assessment being submitted. As this has now been submitted, the relevant information has been sent to them for consideration.

Although the principle and majority of the resultant impacts of the development are considered to be in accordance with the relevant policies of the Stockton on Tees Local Plan, adequate consideration needs to be given to the amended layout plans and the transport assessment.

RECOMMENDATION

That determination of the application be delegated to the Head of Planning and that planning application 06/2250/FUL be approved in accordance with the recommendation within the main report and any necessary additional conditions, subject to outstanding matters being resolved with regards to the layout of the site, its access and subject to the findings of the transport assessment being satisfactory to the Local Planning Authority and in any event, being determined by no later than 7th November 2006.

Corporate Director of Development and Neighbourhood Services

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