

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 15th NOVEMBER 2006

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

03/2705/REV

Unauthorised development and non compliance with planning conditions in respect to development at The Stables, Rear of Greencroft bungalow, Redmarshall.

Update Report

The precise location of the fence and gate arrangement to the front of the property immediately adjacent to the highway is outwith the approved plans. The approved access and frontage width as indicated on plan 1.2 received on the 6th January 2004 is 8m. The access and frontage has been constructed as 8.5m in width. This results in the residential area of the site extending by a further 0.5m into the agricultural land at this specific point, tailing off towards the bungalow. This is not considered to be a significant factor and one which does not significantly affect the balance between residential and agricultural or the limits to development. In view of this, officers consider it is not expedient to take enforcement action in regard to this element.

In addition to the above it is further recommended that the precise details and content of the enforcement notice(s) be delegated to the HOP in consultation with the Director of Law & Democracy to ensure any further amendments to the site are included or removed without the need to return to committee.

RECOMENDATION

That the enforcement notice be served on the owners of the land in accordance with the main report subject to the precise details and content of the enforcement notice(s) be delegated to the HOP in consultation with the Director of Law & Democracy.

**Corporate Director of Development and Neighbourhood Services
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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
Planning Application 03/2705/REV**

Ward **Whitton**
Ward Councillor **Councillor F G Salt**