

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE: 6th December 2006

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

06/2927/VARY

Bowesfield farm, Bowesfield Lane, Preston Farm Industrial Estate, Stockton-on-Tees

**Application under Section 73 to vary condition no. 2 (approved plan) of planning approval 04/3904/REM reserved matters application for 2223 sq metres of offices (including option for restaurant) 20 houses and 56 apartments, associated landscaping and car parking
Expiry date: 26 December 2006**

Summary:

Planning permission is sought for the variation of the approved plans under a Section 73 application, for a mixed-use development off Bowesfield Lane, known as Bowesfield Park (04/3904/REM). In 2004, an application for the approval of reserved matters granted for the erection of two offices buildings, 20 town houses and three buildings containing 56 apartments, associated car parking and landscaping.

This application relates solely to two office units, and comprise small changes to the external appearance of the building, including alterations to the roof, a reworked parking layout and removal of an A3 (Restaurant/Café) use from Unit 1 office

The application seeks a 'variation' of the permission to amend condition 1 to allow variations to the approved scheme, and those are set out below:

An application for a planning permission under Section 73, allows the Local Planning Authority the opportunity, should it wish to do so, to revisit any or all of the conditions attached to the previous permission; it does not however, allow the Authority to revisit of the principle of development.

The main planning considerations are therefore the implication of the proposal on visual amenity, the amenity of the users of adjacent properties and access and highway safety considerations.

It is considered that the proposed changes as set out in the amended plans will not have an adverse impact on the amenity of neighbouring land users, nor access and highway safety considerations, and in these respects it can be concluded that the proposal accords with GP1 and TR15 of the Adopted Stockton on Tees Local Plan. However, the final assessment of the Landscape Officer is awaited and the impact of the proposal in terms of design and visual impact can only be made once those comments are received. If there are matters outstanding on the 23rd December 2006 that planning permission should be refused.

RECOMMENDATION

It is recommended that the decision in respect of planning application 06/2927/VARY be delegated to the Head of Planning and subject to a favourable response from the Council's Landscape Officer that planning permission is granted. Otherwise, if there are matters outstanding on the 23rd December 2006 that planning permission is refused.

- 1. The development hereby approved shall be carried out in accordance with the following approved plan(s): unless otherwise agreed in writing with the Local Planning Authority.***

Drawing Numbers: -

***B547-108 Site location Plan
HJB/457/PA87 Landscape Setting & Cross Section
B547-101REV B - Commercial Unit 1 - Proposed Floor Plans
B457-102 REV D- Commercial Unit 1 - Proposed Elevations
B457-103 REV B - Commercial Unit 2 - Proposed Floor Plans
B457-104 REV D- Commercial Unit 2 - Proposed Elevations
B457-106 REV C - Proposed Residential/Commercial Site Plan
185:01 - Apartment Blocks A & C - Floor Plans
185:02 - Apartment Block B - Floor Plans
185:03 - Apartment Block A - Elevations
185:04 - Apartment Block B Elevations Sheet 1
185:05 - Apartment Block B - Elevations Sheet 2
185:06 - Apartment Block C - Elevations
180:06 - Town House Elevations
180:08 - Town House Floor Plans
180:09 - Town House Elevations
180:10 - Proposed Town House Floor Plans Paired Driveway Arrangement***

Reason: To define the consent.

- 2. A minimum of two weeks notice will be given in writing by the developer of the permission hereby approved to both the Local Planning Authority and the occupants of Unit 7 Riverside View, Bowesfield Crescent, Bowesfield Lane Industrial Estate, Stockton on Tees, TS18 3BL prior to the commencement of any ground works at the site and any other works involving the compaction of the ground being carried out in conjunction with the development hereby approved.***

Reason: In order to adequately take into account the impact of the proposed development on the surrounding land uses.

- 3. Nothing in this permission other than the variation of condition No. 2 of application 04/3904/REM shall be construed as discharging the conditions attached to permissions 04/3904/REM and 01/0600/P.***

Reason: To reserve the rights of the Local Planning Authority with regards to these matters.

And any other conditions as relevant.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Stockton on Tees Local Plan set out below

Stockton on Tees Local Plan policy GP1

SITE AND SURROUNDINGS

1. The application site comprises 2.04 hectares of land located to the south of Bowesfield Industrial Estate, and to the east of Preston Farm Industrial Estate adjacent to the River Tees. In 2004, an application for the approval of reserved matters was granted for the erection of two offices buildings, 20 town houses and three buildings containing 56 apartments, associated car parking and landscaping.
2. The application site is located on the southeastern boundary of Bowesfield Park. For ease of identification, Bowesfield Park is split into a number of plots. To the north and west are plots Q, R, K and J, which are allocated for office, mixed use village centre, office/commercial and leisure/office respectively. Indeed, planning permission for offices has recently been granted for offices on Plot K. To the east of the site is the River Tees. Residential development has been approved to the south and south west of the site and this is under construction.

PROPOSAL

3. The application seeks a 'variation' of planning permission reference number 04/3904/REM to amend condition 2, which sets out approved documents.
4. An application for a planning permission under Section 73, allows the Local Planning Authority the opportunity, should it wish to do so, to revisit any or all of the conditions attached to the previous permission; it does not however, allow the Authority to revisit of the principle of development.
5. The proposed changes to the details as shown on the approved plans, and those which will appear on the new approved documents can be summarised as: -
 - Reworking of the parking layout to include additional disabled bays and entrance gates/barriers
 - Platforms added to emergency exits on Unit 1 (western elevation) and Unit 2 (northern elevation)
 - Addition of personnel doors in both Units
 - Refuse enclosures to be located opposite the pumping station and opposite western elevation of Unit 1
 - Soft and hard landscaping areas altered to accommodate changes – slight reduction in area to the front and within the car park of Unit 2
 - External plant enclosures indicated adjacent to the refuse areas and emergency exit on Unit 1
 - A3 use omitted from Unit 1
 - Roof pitch amended from 17° to 12° lowering the eaves height by approximately 300mm on Unit 1
 - Windows to the north elevation of Unit 1 reduced
 - Roof pitch amended from 17° to 9° lowering the eaves height by 300mm on Unit 2

PUBLICITY

6. The application has been advertised on the site, in the local press and neighbouring occupants notified individually.
7. No letters of representations have been received

CONSULTATIONS

8. The following Consultees were notified and any comments made are indicated below:

Councillors

9. None received

Head of Integrated Transport and Environmental Policy

10. No objection

Landscape Officer

11. Awaiting full comments

Care For Your Area

12. No comments received

PLANNING POLICY CONSIDERATIONS

13. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP).
14. The following planning policies are considered to be relevant to the consideration of this application:

Adopted Stockton-on-Tees Local Plan

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 TR15

The design of highways required in connection with new development and changes of use will provide for all the traffic generated by the development while the provision of off-street parking will normally be required to accord with the standards set out in the Stockton-on-Tees Borough Council Design Guide & Specification, Edition No. 1.

MATERIAL PLANNING CONSIDERATIONS

15. The main planning considerations are the likely impacts on the amenity of the users of adjacent properties, design and visual amenity, and access and highway safety considerations.

Impact on the amenity of adjacent land users

16. Adjacent to the office units is a terrace of 2 ½ storey dwellings. Unit 1 is closest to the approved dwellings and therefore any potential changes would have the greatest impact on future residents of those dwellings. However, the revised plans show only minor changes to the elevations facing the approved housing, which include larger platforms on the emergency stair access and the removal of an access door. It is considered that these modest changes will not significantly reduce the amenity of neighbouring residents because of the infrequency of their use.
17. The changes to Unit 2 are also modest and taking account of the separation distance between the Unit and the adjacent dwellings, it is not considered that those changes would have an adverse impact on the amenity of future occupiers.
18. The proposed changes to the car parking relate to the office development only. Given the nature of the proposed changes and the separation distances, it is not considered that the introduction of disabled parking bays and the erection of a barrier to the car park entrance will have a significant impact on the amenity of neighbouring residents. In this respect the proposal accords with Adopted Stockton on Tees Local Plan policy GP1 and is therefore acceptable.

Design and Visual Amenity

19. Bowesfield Park is subject to a Masterplan and Design Guide and is distinct from the neighbouring adjacent industrial estate, by requiring a high standard of design and landscaping. The original design of the office units accord with the principles set out in the Design Guide.
20. The changes in the design of the two office Units relate to an alteration in the pitch of the roof. The approved roof of the buildings are to be constructed in a 'V' shape, the proposed changes would reduce the angle of 'V' to a more open design. This in turn will reduce the height of the eaves of buildings by approximately 0.3 metres.

21. Further changes are proposed to the northern elevation of Unit 1 by removing a proportion of the glazing. The amount of curtain glazing on unit 2 would also to be reduced.
22. To the front of the buildings a landscaping scheme has been approved which includes a circular seating arrangement. The circular arrangement is to be retained but will be seating will predominantly be replaced by additional trees.
23. The Landscape Officer's assessment of the development insofar as it relates to the Design Guide as well as wider visual impacts is awaited and therefore a conclusion in this respect cannot be made.

Access and Highway Safety considerations

24. Proposed changes to the car parking and access arrangements as proposed and set out in paragraph 5 are minor. The Head of Integrated Transport and Engineering has no objections to the proposal. It is considered that the proposal accords with adopted Stockton on Tees Local Plan policy GP1 and TR15 in this respect and is therefore acceptable.

CONCLUSION AND RECOMMENDATION

25. It is considered that the proposed changes to the amended plans will not have an adverse impact on the amenity of neighbouring land users, nor access and highway safety considerations, and in these respects it can be concluded that the proposal accords with policies GP1 and TR15 of the Adopted Stockton on Tees Local Plan. However, the final assessment of the Landscape Officer is awaited and the impact of the proposal in terms of design and visual impact can only be made once those comments are received. It is therefore recommended that the decision be delegated to the Head of Planning and that subject to a favourable response from the Council's Landscape Officer, planning permission is granted. Otherwise, if there are matters outstanding on the 23rd December 2006 that planning permission is refused.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Steve Pilkington
Telephone No 01642 526063
Email address Stephen.Pilkington@stockton.gov.uk

Financial Implications.

None

Environmental Implications.

As Report.

Community Safety Implications.

Not Applicable.

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.

Adopted Stockton on Tees Local Plan (June 1997)

Ward Parkfield and Oxbridge

Ward Councillors Councillor C. Coombs
Councillor R Rix

SCHEDULE OF EXTERNAL MATERIALS

WALLS

Cells will construction consisting of 140mm brickwork outer, 100mm fill cavity insulation with 100mm cavity and 100mm brickwork inner leaf. Proforma B10.

PCF used where an area composite steel decking spans the steel beams, including ground floor and column footings by Kruggo.

Polystyrene coated aluminium framed double glazed windows. Glass to be clear with finished panels.

Polyester powder coated aluminium surface will ground floor frame surrounding column feet in view areas. Glass to be in view.

ROOF

Proforma R10/100000 Dual pitch roof panel (2%) water. Guttering type to be determined by local authority.

Polystyrene powder coated aluminium framed double glazed skylight. Glass to be clear with finished panels.

Polystyrene powder coated aluminium surface will ground floor frame surrounding column feet in view areas. Glass to be in view.

GLAZING

Double glazing system to be confirmed. Minimum U-value of 0.50 to be confirmed.

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

LISTER ASSOCIATES ARCHITECTS
 15-17 RIVER STREET, LONDON, EC1A 3DD
 TEL: 020 7853 3000 FAX: 020 7853 3001
 WWW.LISTERASSOCIATES.CO.UK

DATE	04.11.09	REVISIONS	A. Electronic amended to suit listed requirements	D. Updated for Section 73 application 15.09.09
		B.	Updated to suit listed systems	
		C.	Roof setting out amended to suit construction information	

CLIENT	ROKEDY DEVELOPMENTS NORTHERN LIMITED
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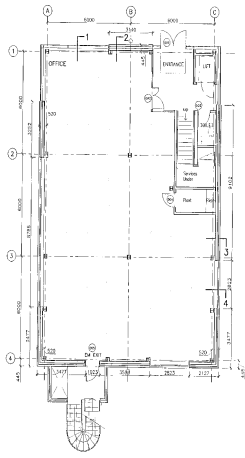
PROJECT	OFFICE DEVELOPMENT DOWSFIELD STOCKTON
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UNIT 2 PROPOSED ELEVATIONS

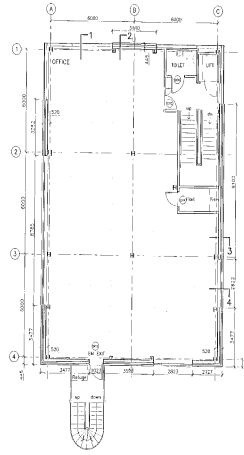
SCALE	1:100	DATE	15.09.09
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PLANNING DRAWING NUMBER	B547-104
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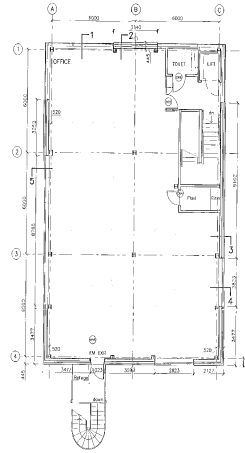
05/19/11



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



05/2022

LISTER ASSOCIATES

ARCHITECTS

WATERLOO HOUSE, 25 GERRARD STREET EAST, TORONTO, ONT. M5C 1A6
TEL: 416-967-8888 FAX: 416-967-8889

DATE: 04/11/05

REVISIONS
A. Updated to meet latest scheme. 20/01/05
B. Updated for Section 35 application 15/02/05

CLIENT
ROBEY DEVELOPMENTS
NORTHERN LIMITED

PROJECT
OFFICE DEVELOPMENT
BOURSFIELD
STOCKFORD

UNIT 1
PROPOSED FLOOR PLANS

SCALE: 1:100 @A1 DATE: 15.00.00

PLANNING
DRAWING NUMBER
B547-101

A B

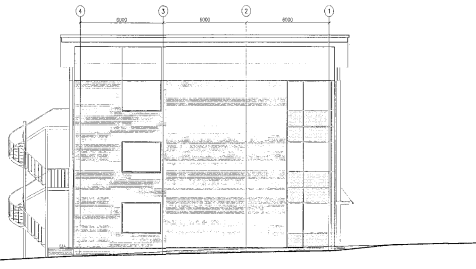
SCHEDULE OF EXTERNAL MATERIALS

WALS
Conc. etc. construction covering, external cladding, stone, granite, marble, etc. and other materials, and other materials used in the building.

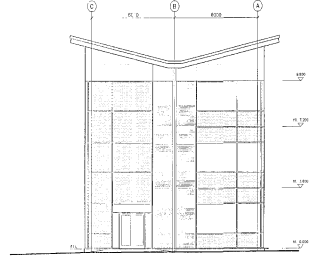
Pipe etc. external materials, including external materials, including external materials, including external materials, including external materials, including external materials.

Material for external cladding, including external cladding, including external cladding, including external cladding, including external cladding, including external cladding.

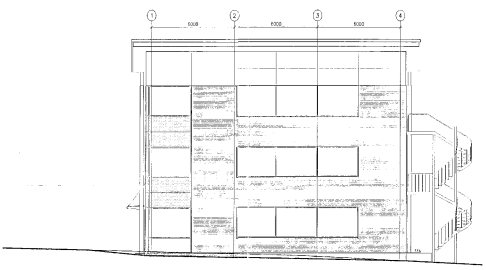
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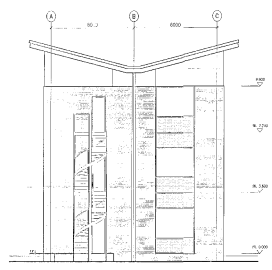
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

05/2527

LISTER ASSOCIATES
ARCHITECTS
RIVER VALLEY HOUSE, 15, 16 & 17, BRISTOL ROAD, BIRMINGHAM, B1 1AA

DRAWN: AWC
DATE: 04.11.06
CHECKED: [signature]

REVISIONS
A. Dimensions amended to suit listed requirements. 02.10.06
B. Updated to suit listed scheme. 20.01.06
C. Roof setting out amended to suit construction information. 22.03.06

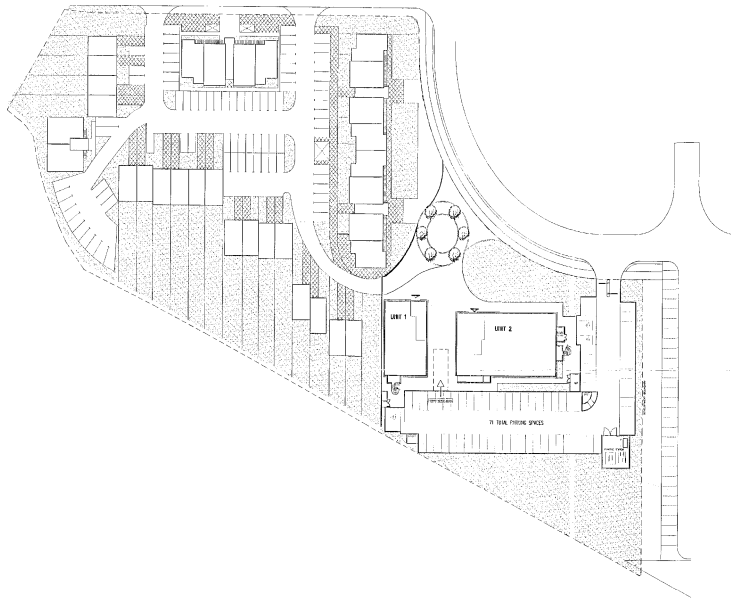
D. Updated for Section 73 application. 15.02.06

CLIENT
RONEBY DEVELOPMENTS
NORTHERN LIMITED

PROJECT
OFFICE DEVELOPMENT
BOWSFIELD
STOCKTON

**UNIT 1
PROPOSED ELEVATIONS**
SCALE: 1:100 @A1 15.09.06

PLANNING
DRAWING NUMBER: 0547-102
A | B | C | D |



06/23/27/---

T E S PROJECTS 08/12/04 08/30/04	DRAWN AMC	REVISIONS A. Covered cycle store and service access indicated 25.02.05 B. Commercial site updated 20.01.06 C. Updated for Section 73 application 15.09.06	CLIENT ROKEDY DEVELOPMENTS NORTHERN LIMITED	PROJECT RESIDENTIAL & COMMERCIAL DEVELOPMENT DOWSFIELD STOCKTON	PROPOSED RESIDENTIAL/COMMERCIAL SITE PLAN SCALE: 1:500 @A1 DATE: 15.09.06	PLANNING DRAWING NUMBER B547-106
	DATE 09/12/04					A B C

