

**DELEGATED**

**AGENDA NO.**

**PLANNING COMMITTEE  
6<sup>th</sup> December 2006**

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

**06/3180/VARY**

**Parkfield Redevelopment, land at Alliance Street, Hind Street, Spring Street and Templar Street, Stockton-On-Tees**

**Application under section 73 to vary condition no.2 (plans) of planning approval 05/3240/FUL Residential development comprising erection of 114 dwellings and associated car parking means of access and landscaping (demolition of existing dwellings).**

**Expiry date: 11 January 2007**

**SUMMARY:**

Permission was granted in 2006 for the erection of 114 dwellings with associated car parking, access and landscaping (application 05/3240/REV). The proposal is part of a major regeneration initiative for the Parkfield/Mill Lane area.

Approval is sought for a variation to the approved layout, namely the relocation of plots 59 & 60 to avoid land owned by Rail Track and the substitution of house types on Plots 4, 11, 107 and 111.

The planning application has been publicised by means of site and press notices, as the area is primarily derelict. No representations have arisen from that process or objections from consultees.

The main planning considerations therefore relate to visual impact and impact on the amenity of the occupants of neighbouring properties.

The development of this site and its layout including housing mix was examined in some detail when the previous application was considered. With this new application no significant changes are made and it remains very similar to the scheme approved in January 2006.

It is considered that overall the proposed development is acceptable and is accordingly recommended for approval with conditions.

**RECOMMENDATION**

**Planning application 06/3180/VARY be approved with Conditions subject to**

- 01. *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 Number(s): - 3765 L-01, 3765 SK-001,  
Reason: To define the consent.***

- 02. This approval relates solely to this application to amend the position of plots 59 & 60 and the substitution of house types on plots 4, 11, 107 and 111 and does not in any way discharge the conditions contained in planning approval 05/3240/P, dated 12<sup>th</sup> January 2005 which conditions apply to this consent.**

**Reason: For the avoidance of doubt**

## **THE PROPOSAL**

1. Approval is sought for a variation to a previously approved planning permission for 114 dwellings approved on 12<sup>th</sup> January 2006. This application relates to minor changes to the proposed scheme.
2. Plots 59 and 60 are to be relocated two metres south to avoid land owned by Railtrack. Plot 4 (Maple) has exchanged positions with Plot 107 (Poplar) and Plot 11 (Chestnut) has exchanged positions with Plot 111 (Rowan).

## **CONSULTATIONS**

3. The following Consultations were notified and any comments they made are below:

Head of Integrated Transport and Environmental Policy

4. I have no adverse comments regarding this application

Councillors

5. No comments received.

Landscape Officer

6. No comments received

Network Rail

7. No comments received

Northumbrian Water Limited

8. The developer should make early contact with the new development team regarding details regarding water supply and any costs involved. Approximate location of mains is shown and easement requested for identified mains and sewer

## **PUBLICITY**

9. Site Notices were placed around the site and these expired on 16 November 2006 and an advert placed in the Local Paper, which expired on the 16 November 2006. No representations have been received.

## PLANNING POLICY CONSIDERATIONS

10. 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 Plan the Stockton on Tees Local Plan (STLP).

11. The following planning policies are considered to be relevant to the consideration of this application:

### Policy GP1

12. 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 HO3

13. Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

### Policy HO4

14. In housing developments exceeding 2 hectares (5 acres), affordable housing shall be provided to an extent agreed between the council and the developer as appropriate to help meet any local need. There shall be arrangements to ensure that the benefits will be passed on to subsequent, as well as initial occupiers.

### Policy HO11

15. New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity:
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties:
- (v) Pay due regard to existing features and ground levels on the site:
- (vi) Provide adequate access, parking and servicing:
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

## **MATERIAL PLANNING CONSIDERATIONS**

- 16. The site has an existing planning permission for housing and there have been no material changes in the circumstances relating to the previous decision and there are no new wider fundamental policy implications arising from the details of the variation of the parent planning permission. The main planning considerations are therefore matters relating to impact of the proposed changes and therefore the proposed layout has been assessed in relation to the approved residential development.
- 17. Plots 59 and 60 have been repositioned two metres to the south of their current approved position. This is to avoid an area of land owned by Rail Track. The proposed dwelling will be closer to the footpath, however it is considered that the proposed changes still leave adequate amenity space for the occupants of the dwellings and the changes will not have an adverse effect on the neighbouring properties.
- 18. Plot 4 (Maple) and Plot 107 (Poplar) are to exchange positions. These are both three-bedroom properties with very similar external facades and it is considered that the changes will not have an adverse effect on the street scene or the surrounding area.
- 19. Plot 11 (Chestnut) and Plot 111 (Rowan) are to exchange positions. The Chestnut has 2 bedrooms and the Rowan has 3. This makes no difference to the car parking requirements and the external appearance of the buildings remain very similar. It is considered that the proposed changes will not have an adverse effect on the street scene or the surrounding area.

## **CONCLUSION**

- 20. In conclusion, it is considered that the proposed development, accords with the Council's adopted standards and Adopted Stockton on Tees Local Plan policies GP1, HO3, HO4 and HO11 and is therefore acceptable.

Corporate Director of Development & Neighbourhood Services  
Contact Officer: Elaine Atkinson 01642 526062

## **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 Local Plan

Planning Application 06/3180/FUL

Planning Application 05/3240/FUL

**Ward and Ward Councillors**

<b>Ward</b>	<b>Parkfield and Oxbridge</b>
<b>Ward Councillor</b>	<b>Councillor R Rix</b>
<b>Ward Councillor</b>	<b>Councillor C. Coombs</b>