

DELEGATED

**AGENDA NO 3
PLANNING COMMITTEE**

DATE 6 December 2006

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

06/3081/FUL

**A174 adjacent to Teesside Industrial Estate, Thornaby, Stockton On Tees
New roundabout junction and access on the A174**

Expiry Date 10th January 2006

UPDATE REPORT

1. Additional information has been submitted by the applicant with respect to the Transport Assessment whilst it has been indicated that the roundabout can be moved approximately 9m to the south of its initially indicated position. (see appendix ref. 1). Additional information remains outstanding with respect to the environmental impacts of the development.
2. Several additional comments have been received in respect to the application although outstanding comments are particularly awaited from the Councils Landscape Officer with regard to the impact of the scheme on the surrounding environment. It is understood that these will not be forthcoming until adequate information has been submitted to allow them to fully assess the proposal.

Additional consultation responses

3. The Highways Agency has no objection in principle to the application being approved although advises that the views of the Local Highways Authority should be taken into account.
4. The Head of Integrated Transport and Environmental Policy has considered the proposed scheme. It is advised that there should be an adequate traffic management scheme provided within the industrial estate in order to deter through traffic using this as a short cut. In addition, consideration is being given to whether the dimensions of the roundabout could be reduced although this information is not available to date.
5. The Councils Environmental Health Team have advised that they have no objection to the application, which takes into account the impact of light and noise pollution as well as other matters. It is advised however that some form of mitigation such as screen fencing would assist in reducing the potential impacts of the development.
6. Cllr Lynch has suggested that removing the traffic lights and the implementation of a smaller, perhaps mini roundabout at the top of the A174

as an alternative to the suggested roundabout in the middle would be less detrimental to the lives of those nearby and to visual amenity whilst being able to successfully regulate traffic to and from the Industrial Estate.

7. Cllr Harrington has indicated he is unable to support this application until the following has been considered / addressed;
 - A Traffic Assessment is proved to demonstrate that this application will not only be natural to Thornaby (A174 and Thornaby Road), but also to residents in Ingleby Barwick. This assessment should compliment the VISSIM Model for Ingleby Barwick which Officers in Highways are currently working on.
 - Residents are concerned that unless measures are put into place to disadvantage traffic from the trading estate, Ingleby Barwick will be used as a rat-run to access the A66 and Stockton. This is already happening to an extent. In January, Cabinet endorsed a report to retain the closure of the Lowfields Avenue. One of the reasons Lowfields Avenue was closed to through traffic in the first place was to discourage rat-running. If this application was approved, to protect Ingleby Barwick from through traffic, could a planning condition be imposed to make the existing exit from the Trading Estate a "No Entry" at the Thornaby Road/Ingleby Way Roundabout? This could be traffic positive for residents of Ingleby Barwick. Vehicles from the trading estate that currently use Ingleby Barwick as a rat-run to access the A66 will be disadvantaged, whereas vehicles from Ingleby Barwick will be able to access Thornaby Road easier as presently traffic leaving the trading estate have priority on this roundabout. I believe this is essential given the slip roads heading towards Middlesbrough will open next year
 - I believe it is important that members of the Planning Committee should remember that without this roundabout, the Trading Estate currently has 3 entry/exit roads - the same number as Ingleby Barwick! A further 2,000 dwellings are scheduled to be constructed in Ingleby Barwick over the coming years.
 - I would urge members of the Planning Committee to defer its decision on this application until Highways complete a full traffic assessment. This will also allow further time for Ward Councillors to consult with the community, (something which IBIS Councillors have requested) before the application is returned to Members in the New Year when all the facts can be presented for an informed decision to be made, not a delegated decision which is recommended in the original committee report.
8. Cllr Narroway has advised that he fully supports both Cllr Harringtons and Cllr Dixons comments

MATERIAL PLANNING CONSIDERATIONS

9. Based on the comments of the Highways Agency and the Head of Integrated Transport and Environmental Policy it is considered that the proposed new roundabout is acceptable although a condition requiring the submission of an internal traffic management scheme within the industrial estate would be necessary in order to prevent the industrial estate becoming a short cut onto

Thornaby Road. It is appreciated that there is currently such a scheme in operation, however, the adequacy of this will need to be assessed in detail. A condition has been recommended accordingly.

10. With regards to potential light and noise pollution, although the Councils Environmental Health officer has raised no objections to the proposal, in view of the proximity of the roundabout to housing and the level differences between the two, it is considered that the scheme should provide some degree of mitigation. Until the precise contours of the proposed scheme are adequately shown and its relationship with the surrounding environment the nature of the mitigation could not be determined. As such, it is considered necessary to condition the requirement of a scheme of noise and light pollution mitigation.
11. Cllr Harrington has raised several issues with respect to the impact of the roundabout on traffic movements in, around and through Ingleby Barwick. He considers that the proposed scheme should not be allowed to result in a detrimental impact on Ingleby Traffic whilst this should not result in a rat run for traffic through Ingleby, suggesting that the existing access onto Thornaby Road from the Industrial Estate be made a no entry. In view of these issues, Cllr Harrington urges members to defer the decision until the Head of Integrated Transport and Environmental Policy has completed a full traffic assessment addressing these points whilst allowing time to further consult with the residents of Ingleby at which point the application can be presented for an informed decision and not delegated.
12. In view of the comments received from the Highways Agency and the Councils Head of Integrated Transport and Environmental Policy it is considered the impact on the surrounding highway networks and traffic movements in general would be acceptable and further investigation work with regard to traffic impacts on Ingleby are not required.

RECOMMENDATION

13. In view of the additional information received and the outstanding issues yet to be resolved, it is recommended that the application be determined in accordance with the recommendation within the main report as listed below and subject to the following additional conditions;

The determination of planning application 06/3081/FUL be delegated to the Head of Planning Services and approved subject to the outstanding matters being adequately resolved to the satisfaction of the Head of Planning Services and subject to the conditions listed and any other conditions considered to be necessary and in any event being determined no later than the 10th January 2007.

Additional Conditions

1. The works hereby approved shall not be brought into use until a scheme of noise and light pollution mitigation have been carried out on site in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.
Reason: In order to protect the amenity of nearby properties.

2. The works hereby approved shall not be brought into use until a traffic management scheme has been carried out on site within Teesside Industrial Estate in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.
Reason: In order to adequately manage traffic movements within the estate.

Appendix ref. 1
Proposed revised roundabout location

