

DELEGATED

AGENDA NO. 12  
PLANNING COMMITTEE

DATE : 6<sup>th</sup> December 2006

REPORT OF CORPORATE DIRECTOR OF  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

06/2927/VARY

Bowesfield Farm, Bowesfield Lane, 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<sup>th</sup> December 2006

#### Summary

Full comments of the Landscape officer are yet to be received, therefore the recommended conditions include a landscaping requirement.

#### 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 be granted. Otherwise, if there are matters outstanding on the 22<sup>nd</sup> 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. Prior to the occupation of building on site, details of the areas of external parking and proposed new access including the type of materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the agreed scheme shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority**

**Reason: In the interests of highway safety and to adequately provide for the development in accordance with Policy GP1 of the Stockton on Tees Local Plan.**

- 3. The buildings here by permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for hard and soft landscaping and its maintenance, details of ground modelling, an entrance gateway scheme, protection of existing trees, drainage runs and street furniture for all areas of open space within the site. The approved scheme shall be carried out during the first planting and seeding season following the substantial completion of the development and any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.**

**Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.**

- 4. The premises shall be used for uses falling within classes B2 and B8 of the Town and Country Planning Use Classes Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification, and for no other purpose.**

**Reason: In order to adequately control the development.**

- 5. Notwithstanding the details hereby approved the following details shall be submitted to and approved in writing with the Local Planning Authority prior to occupation of the approved buildings on site;  
The design and appearance of the bin stores.  
The approved scheme shall be implemented on site and brought into use prior to the occupation of the property.**

**Reason: In the interests of visual amenity.**

- 6. 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.***

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

**Adopted Stockton on Tees Local Plan policies GP1 and IN15**

### **CONSULTATIONS**

**Landscape Officer**

Awaiting full comments

### **MATERIAL CONSIDERATIONS**

No further changes

**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