

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE: 6th December 2006

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

06/3288/LA

**Parkside Centre, 9 Melrose Avenue, Billingham
Revised application for the extension to existing car park to create 41 no.
parking spaces (including disabled) and installation of 4no. 4m high
lighting columns.**

Expiry date: 3rd January 2007

Summary

One letter of representation, and 3 consultation responses have been received since the completion of the original officer report. The letter of representation raises objections over the removal of the trees, and the need for the lighting.

RECOMMENDATION

The additional representations received do not alter the original recommendation. However an additional condition is required

01. The sizes **and planting methods of** the replacement trees as identified on plan no. 0255-0883-8592-W3 Rev D shall be agreed with the Local Planning Authority before development commences. The replacement trees should be planted within the first planting season following commencement of development. Should the replacement trees die, become damaged or diseased within the first five years they shall be replaced within the first planting season following its demise with a species to be agreed in writing by the Local Planning Authority.

Reason: in the interests of the visual amenity of the area.

CONSULTATIONS

Head of Integrated Transport and Environmental Policy

I have no adverse comments in relation to this application

Environmental Health Unit

(Summarised) I have no objection in principle to the development, however I recommend the following conditions be imposed – Light Intrusion, the lighting provided shall be arranged so as not to shine directly towards any dwelling and shall be shielded to prevent light spillage.

Landscape Officer

(Summarised) No Objections in principle, however I suggest the following conditions to protect remaining trees and hedge.

- When hedge roots are encountered only hand digging will be allowed
- Where a space allows a protective fence should be erected alongside the hedge
- No materials should be stored alongside the hedge

The central area of trees to be reduced should be partially cleared of poor quality trees, shrubs and re-designed with new planting, to improve its appearance and amenity of the area

The new tree-planting scheme is acceptable but I would recommend that root barriers be used to prevent root damage to the existing footpaths.

M Taylor

64 Melrose Avenue

(Summarised) I still object to the removal of the trees, I also believe that there is ample light, which illuminates the building, which elevates the need for additional lighting poles.

Material Considerations

In response to the above letter of representations, and received consultation responses.

The conditions attached to approval of the application have been altered to accommodate the landscapes officers views and recommendations by ensuring a scheme to outline protective methods and construction techniques have been agreed in writing before construction starts.

Objections raised over the loss of trees and the need for additional lighting are addressed below:-

Loss of trees

A group of hawthorn trees is located towards the centre of the grassed area which are important in the overall visual amenity of the area. The new parking to the east of the site requires the removal of approximately of 3 trees. It is considered that the loss of these trees is acceptable due to replacement planting elsewhere on the site. The landscape officer recommends that that the remaining trees shall be cleared of deadwood and poor quality shrubs and

redesigned with new planting to improve its appearance. A condition will be attached to this effect.

It is therefore considered that the propose development would not have an adverse impact on visual amenity or the streetscene and therefore accords with adopted Stockton on Tees Local Plan policy GP1 in this respect.

New Lighting Columns

The additional lighting columns will provide security for staff of the unit in the new car park; existing lighting does not currently illuminate these areas. It is not considered that the erection of additional lighting columns would be a new, unusual nor conspicuous element in the street scene. It is also considered that subject to the imposition of appropriately worded conditions relating to details of lighting and their operating times, the proposal would not have an unacceptable adverse impact on the amenity of the occupants of neighbouring properties. The proposal therefore accords with adopted Stockton on Tees Local Plan policy GP1 in this respect and is therefore acceptable.

Corporate Director of Development and Neighbourhood Services

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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

Adopted Stockton-on-Tees Adopted Local Plan (June 1997)

06/3091/REV

06/2229/LA

Ward Billingham Central

Ward Councillors Councillor N Teasdale
Councillor B Woodhouse