

DELEGATED

AGENDA NO. 18

PLANNING COMMITTEE
6th December 2006

REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES.

06/3283/FUL

Kentisbury, The Spital, Yarm
Application to widen driveway across grass verge

Expiry date: 18th December 2006

This report is an update to the report for the application to widen the driveway at Kentisbury, The Spital, Yarm. The applicant has submitted superceeding plans to reduce the width of the proposed drive to 5 metres as per recommendation from the Head of Integrated Transport and Environmental Policy.

Residents have been reconsulted with regards to the proposal and five further representations have been received.

The original report contained an error in paragraph 21 where it stated the drive was to be widened by 1.2m. In fact the original application was to widen the driveway by up to approximately 2 metres. However, that has now been changed with the amended plan. such that it is now less than a one metre increase.

RECOMMENDATION

The superceeding plans and the additional representations received do not alter the original recommendation

It is recommended that the application (06/3283/FUL) be approved subject to the following conditions:

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): -*

Reason: To define the consent.

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 Policy/Policy: GP1

CONSULTATIONS

Head of Integrated Transport

No adverse comments to the revised proposal

Mr Hornby – 9 Mortain Close (summerised)

The amendments do not alter the basis of my original objections. The proposal implies that there will be a significant increase in the numbers of and/or frequency of vehicles accessing the site. The Spital is already very congested. There are several roads in the immediate vicinity and also busy crossroads nearby. There have been several accidents involving children on this road. The driveway is also just below the brow of a hill creating an additional safety hazard for traffic approaching Yarm.

Mr and Mrs Leach – 1 The Pines (Summarised)

We cannot fail to be disgusted at the revised application that does not alter the principles of the concerns by all the neighbours that this is a deliberate, blatant attempt to undermine the planning process. The revised width of access is derisory since it serves no purpose other than to reaffirm Mr Boylett's attempts to build a detached dwelling in his back garden with our without planning permission. It will set a precedent for further widened driveways on The Spital. If approved the area will become an off-road car park and opens up the property for commercial development. There remains the serious issue of the proposed access being mistaken for The Pines given its proximity.

Mr Cook – Foxlease (Summarised)

Our objections still remain to the planning application on the grounds that the existing plans indicate the width of the existing drive is 4.085m when in fact it is 3.580m, the applicant will have a further foothold in his quest to build a detached house in his rear garden, the land is not owned by applicant but is in fact owned by the Stockton Borough Council.

Mr Whitehill – 10 Blackfriars (Summarised)

We acknowledge the alteration however we still strongly object to the proposal. The proposal will set a precedent. The Spital is already very congested and the proposal implies there will be an increase in the frequency of vehicles accessing the site. For reasons for road safety we do not feel it is necessary to have a widened driveway.

Mr & Mrs Wegg - Rosegate, The Spital (Summerised)

We want to reiterate that we feel Mr Boylett should not be given permission to widen his drive as the grass verge does not belong to him, it belongs to Stockton on Tees Borough Council and is maintained by the highways Department, the application could be connected with a previous application for a house at the rear of the

property, there is no reason why the applicant needs to widen the drive. This development would set a precedent that would alter the character of the area.

Material Considerations

In response to the above comments, consultation has been carried out with The Head of Integrated Transport and Environmental Policy and since the width of the driveway has been reduced to 5m, he no longer has concerns with regards to the development and has no adverse comments to make. Therefore the application is considered acceptable in terms of highway and vehicular safety and it is therefore considered the proposal will not have a detrimental impact. With regards to the applicant not owning the land to which he plans to develop, the applicant has signed Certificate A of the application form and has confirmed that he owns the land. Stockton Borough Council do not own the land. With regards to the issue over the existing plans not being accurate, a site visit was conducted and the plans appeared accurate. With regards to the issue raised over a detached dwelling in the applicants rear garden or the construction of an industrial/commercial unit, these would require planning permission and would be dealt with on their own individual merits if an application were to be submitted. This application is for the widening of the driveway and must be determined on its own merits.

The proposed width of 5m for the drive will not have a negative impact on the streetscene.

CONCLUSIONS AND RECOMMENDATION

RECOMMENDATION

The superceeding plans and the additional representations received do not alter the original recommendation, which is for approval

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 Policy/Policy: GP1

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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

Stockton-on-Tees Local Plan

Ward	Yarm
Ward Councillors	Councillor Beaumont
	Councillor Jones
	Councillor Sherris