

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE : 6th December 2006

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

06/3080/OUT

**Teesside Industrial Estate, Thornaby
Outline application for the erection of a distribution warehouse**

Expiry Date: 10th January 2007

Update Report

1. Additional consultation responses have been received from the Head of Integrated Transport and Environmental Policy, The Highways Agency and the Environment Agency in respect to the proposed development

Additional Consultation Responses

2. Highways Agency
Has no objection based on the information presented although consider the views of the local Highway Authority should be taken into account.
3. Head of Integrated Transport and Environmental Policy
Consider the car parking to be sub standard, that cycle storage and bin storage should be provided, that a green travel plan should be submitted with the application that specified junction visibility splays are required pedestrian links are required and that the Transport Assessment should consider traffic conditions 10 years after opening.
4. It is further advised that the traffic implications of the Distribution Warehouse would not be acceptable without the proposed new roundabout scheme being considered under application ref: 06/3081/FUL first being implemented.
5. Environment Agency
Raise no objections although consider it necessary to condition the requirement for a scheme of surface water run off limitation for the site.

Material Planning Considerations

6. In view of the comments made by the Environment Agency with respect to flood risk and the need for on site attenuation of surface water run off, a suitable condition would be required to address this.
7. There remains to be several matters outstanding which require the submission of further information. These matters mainly relate to highways and landscape matters.

RECOMMENDATION

It is recommended that the decision in respect of planning application 06/3080/OUT be delegated to the Head of Planning and subject to Departure procedures, that permission be granted subject to resolution of the outstanding highway safety, and landscaping issues, and subject to the planning conditions relating to time limits, reserved matters, materials, landscaping, drainage, surface water run off, contaminated land, a Grampian style condition to restrict use of the unit until such time as a roundabout on the A1045 Thornaby Road is available for use, and other conditions as necessary and relevant.

However, if there are any matters that cannot be resolved or remain unresolved at 10th January 2007 that planning permission is refused.

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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 Tees Valley Structure Plan (February 2004)
Adopted Stockton on Tees Local Plan (June 1997)
Planning Application No. 06/3080/OUT and 06/3081/FUL

Ward Stainsby Hill

Ward Councillors Councillor D T Brown
Councillor J M Lynch