

DELEGATED

AGENDA NO. 11

**PLANNING COMMITTEE
10th January 2007**

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

04/3357/FUL

**Eaglescliffe Service Centre, Durham Lane, Eaglescliffe
Continuation of works waste tipping to provide a landscape bund**

Expiry date: 21 December 2004

This report is an update to the report for application reference number 04/3357/FUL

CONSULTATIONS

Landscape Officer

Planting proposals and specification are generally acceptable although the following points should be addressed before discharge of condition:

1. The planting density of 2.5 metre spacing in staggered rows is low. A normal forestry planting density is at 2 metre centres and this should be accepted as a minimum in this instance;
2. The length of maintenance period is not specified. In order to ensure successful establishment this should be a minimum of 2 years;
3. The integration of the mound into the existing contours shown is poor and to be improved to provide smoother tie in. Gradients of 1:3 or less are preferred.

Approval of the design should be withheld until receipt of the supplementary as noted has been submitted for approval.

Preston on Tees Parish Council

No response received

CONCLUSIONS AND RECOMMENDATION

It is recommended that as no response has been received from Preston on Tees Parish Council within the time limit specified in paragraph 47 of the main report, that planning permission is granted subject to conditions, including fine detail of the contours and planting.

Corporate Director of Development and Neighbourhood Services
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Financial Implications

None

Environmental Implications

As Report

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety implications

None

Background Papers

Adopted Tees Valley Structure Plan (February 2004)

Adopted Stockton on Tees Local Plan (June 1997)

Application files 04/3357/FUL

PPS 1 "Delivering Sustainable Development"

PPG 4: Industrial, Commercial Development and Small Firms

PPG 24 "Planning and Noise"

PPG 25 "Development and Flood Risk"

Draft Regional Spatial Strategy (RSS)

Ward Eaglescliffe

Ward Councillor(s) Councillor M. F. Cherrett

Councillor J. A. Fletcher

Councillor Mrs M. Rigg