

**DELEGATED**

**AGENDA NO .**

**PLANNING COMMITTEE  
10<sup>TH</sup> JANUARY 2006**

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

**06/3299/REV**

**TESCO STORES, MYTON ROAD, INGLEBY BARWICK  
REVISED APPLICATION FOR EXTENSION TO EXISTING FOODSTORE AND  
ASSOCIATED CAR PARKING  
EXPIRY DATE: 25<sup>TH</sup> JANUARY 2006**

**Summary:**

Since the previous report to members of the planning committee comments have been received from the Landscape Officer, Local Ward Councillor and neighbouring residents in relation to the scheme.

No new planning issues have been raised and therefore the recommendation and material planning considerations remain as outlined in the previous report to members.

**Consultations**

1. The following Consultees were notified and any comments they made are below;

**Local Ward Councillor – David Harrington**

I would like to make some comments concerning the above planning application.

To my knowledge, the current store opened in 1997 by the former Safeway group. Ten years ago, Ingleby Barwick was not the size it is today and likewise, in 10 years time, due to the continued house building in our community, Ingleby Barwick will be much larger than it is today. Approx 1,500 homes are due to be built in Ingleby Barwick over the coming years, of which half will be located in my ward (Broom Hill).

Residents who have spoken to me are in favour of this application. It is certainly a facility that our community would benefit from especially if Tesco could attract facilities such as a post office, banking services, etc.

I hope members of the Planning Committee could take this into consideration when determining the application.

### **Landscape Officer**

I refer to your letter and enclosures dated 26 October 2006 and respond as follows:

The proposals include the extension of the existing building towards Myton Road, towards the west boundary of the site and also the provision of a new car park to the east of the store.

The proposed car park site is currently a large area of grassland. There are no trees within the centre of the site, although some planting is present along the boundaries. Screen planting adjacent to the east boundary restricts views into this area of the site, from housing further to the east.

In order to compensate for the loss of grassland in favour of car parking, additional screen planting should be provided to the north, east and south boundaries of the car park. The Soft Landscaping drawing (drg no 4461.P09B) indicates the proposed planting adjacent to the new car park. The detail within the drawing is not sufficient and please note the following comments:

1. Stock size of all tree should be increased to a minimum of Extra Heavy Standard trees (14-16cm girth)
2. The plant schedules should detail stock sizes for each plant species, including the individual planting density for each species.
3. Soil depths are required for all planting and grass areas.
4. Individual plant numbers should be clearly indicated for each planting bed and should indicate the inter-relationship between each species.
5. Total plant numbers for each plant should be indicated within the plant schedules.
6. The precise areas of proposed planting and proposed grass should be clearly indicated.
7. Planting methods and specification.
8. Maintenance and management schedules.

I would suggest that the quality of the landscape and planting design should follow a previous application for a Tesco store at Durham Road in Hardwick, Stockton-on-Tees. The scheme there was successfully designed and detailed by a landscape architectural practice.

The extension of the store westwards will result in the loss of an existing car park and the building abutting Myton Road. A strip will remain between the store and the highway and this should be planted using densely planted ornamental shrub species with some tree planting in order to reduce the visual impact of the elevation of the building.

Overall, I have no objection to the application, however the planting information should be resubmitted to achieve the requirements as specified above.

2. One letter of objection and one letter of support have also been received, comments are as follows (in summary);

**Stuart Roxborough**

Supports the application for the following reasons

- Ingleby Barwick has a growing population
- Questions the importance of the regeneration of Thornaby Town Centre given the greater population of Thornaby.
- This application affects only the residents of Ingleby Barwick, therefore the decision is purely down to them

**L Coupland – 17 Weaver Close, Ingleby Barwick**

Objects on the following issues;

- The store should remain the same size and concentrate on food supply
- The store used to have banking facilities, photo processing and dry cleaning until Tesco's withdrew them
- Traffic is a concern and expansion of the store will not help
- Concerns also raised in relation to the redevelopment of Thornaby Town Centre

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