

DELEGATED

AGENDA NO .

PLANNING COMMITTEE
10th JANUARY 2006

UPDATE REPORT

REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES.

06/3064/FUL

NORWOOD CAR SALES, ALMA STREET, STOCKTON ON TEES
REVISED APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 43 NO. TWO
BEDROOM FLATS AND ASSOCIATED CAR PARKING, CYCLE STORE AND BIN
STORE
EXPIRY DATE: 5th FEBRUARY 2007

Summary:

Since the previous report to member of the Planning committee the Head of Integrated Transport and Environmental Policy have confirmed the parking provision is satisfactory and confirmed that the sum of monies required as part of the Heads of Terms is £3,500.

All outstanding issues have now been resolved and a recommendation for approval can now be put forward.

Recommendations:

Planning application 06/3064/FUL to be approved subject to conditions laid out in the previous report and the entering into of a section 106 agreement.

Heads of Terms

£7,000 towards the environmental improvement of existing public open space at Queens Park

£3,500 Contribution towards off-site highway enhancements to include extension of waiting hours, tactile paving and dropped kerbs (confirmation of approximate figure awaited)

Policy GP1, HO3 and HO11 of the adopted Stockton-on-Tees Local Plan and Planning Policy Guidance No.3: Housing are considered to be relevant to this decision.

Consultations

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

Head of Integrated Transport and Environmental Policy

Following receipt of the completed Departure from Standard form I have no adverse comments to make in relation to this application. However, the

commuted lump sum agreed for the improved pedestrian facilities and extension of the proposed waiting restrictions still apply.

Sum of monies required for the off-site highway works has also been confirmed as being £3,500.

Material Planning Considerations

2. The main planning of this application are the impacts on the character of the area, amenity of neighbouring occupiers and access and highway safety.

Impact of Traffic and Highway safety

3. The Head of Integrated Transport and Environmental Policy have now commented that a departure from standards form has been completed and submitted and that the overall parking provision for the development is considered to be acceptable. All outstanding highway safety issues have now been resolved to the satisfaction of the Head of Integrated Transport and Environmental Policy.

Conclusion.

4. In conclusion it is considered that the outstanding highway safety issues in relation to parking numbers have now been resolved. As outlined in the original report the proposed development is deemed visually acceptable and would not have a detrimental impact on the privacy or amenity of the neighbouring properties. The development is viewed to be in accordance with policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan and is subsequently recommended for approval.

Corporate Director of Development & Neighbourhood Services
Contact Officer: Simon Grundy
01642 528550