

DELEGATED

AGENDA NO. 5

REPORT TO PLANNING COMMITTEE

DATE: 14 March 2007

REPORT OF THE CORPORATE  
DIRECTOR, DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES

**06/3752/OUT**

**Outline application for mixed use development comprising 50 no. place children's nursery, 75 no. bed old peoples home, 816 square metre Primary Care Trust building together with associated means of access and car parking.**

**Site North Of Blair Avenue, Ingleby Barwick, Stockton**

**Expiry Date: 19<sup>th</sup> March 2007**

**UPDATE REPORT**

**SUMMARY**

Members will note from the main report that approval was recommended subject to:

***“ the receipt of a detailed and satisfactory drawing of the means of access”***

An access drawing has now been received and the Head of Technical Services has commented as follows:

*“Revised plans have now been received which show acceptable visibility splays in both directions, although a condition should be added which restricts planting above 600mm within the splay.*

*The proposal does not indicate clear pedestrian routes within the site and its linkage to the external highway network. The design statement indicates that the Nursing Home will be within a shared surface zone. However, vulnerable road users will be present, therefore this is not appropriate. In addition servicing arrangements have not been demonstrated, although all these issues can be considered in greater detail as part of the full application.*

*Parking has been calculated and is in accordance with design standards as is therefore acceptable. No cycle spaces have been provided, although the Transport Assessment states that these can be agreed at full planning stage. There should be 2 number spaces provided per Doctor for the PCT clinic.*

*I have no knowledge of flooding to this site and the applicant is advised to make there own enquiries.”*

Matters of detail relating to pedestrian linkages, servicing, cycle parking provision and shared surface treatments can be dealt with by means of planning conditions imposed on this permission requiring such details to be agreed at the reserved matter stage.

In light of the Head of Technical Services comments the recommendation on this application is slightly revised:

## **RECOMMENDATION**

***It is recommended that the application be approved subject to conditions covering the following matters:***

- ***Development carried out in accordance with the approved plans***
- ***Approval of reserved matters in respect of, siting, design, external appearance and landscaping***
- ***No planting over 600mm in height in the sight lines***
- ***Details of servicing arrangements, pedestrian access routes and linkages***
- ***Hard surface treatment***
- ***Restriction of permission to specified uses***
- ***Land contamination survey and implementation of any necessary remediation***
- ***Tree and hedgerow protection***
- ***Materials***
- ***Means of enclosure***
- ***Hours of construction***
- ***Surface water drainage and discharge rates***
- ***Foul drainage***
- ***Motor vehicle and cycle parking to appropriate standard***
- ***and any other relevant matters***

***It is considered the application site is a sustainable location in accord with Planning Policy Statement 1. The outline planning permission granted in 2004 established the principle that the site is, at least in part, appropriate for development. Additionally it is noted that the site is not specifically allocated for any purpose in the adopted Stockton on Tees Local Plan 1997. Furthermore, the proposal only seeks to develop a relatively small part of the area north of Blair and that the remainder of the land is unlikely to be developed given the present traffic concerns. The development is traffic neutral and has not raised any highway safety concerns and will not increase predicted future traffic levels and exacerbate traffic congestion in the area.***

***Other issues such as the uses proposed are not necessary, the potential to encourage anti-social behaviour, that the site would be better used for educational purposes as additional secondary school provision, noise and pollution etc have all been considered but do not justify a refusal of permission.***

***The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.***

***Stockton on Tees Local Plan policies GP 1, HO 8, EN11, TR9, TR15  
Tees Valley Structure Plan policies ENV16, SUS2, T25.  
Planning Policy Statement 1 and Guidance Notes No 1 and 13***

Director of Neighbourhood Services and Development

Contact Officer: Peter Whaley - Telephone No. 01642 526061

**Financial Implications:**

None

**Environmental Implications:**

See 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:**

Application files: 03/2212/OUT, 05/0870/OUT, 06/0823/OUT, 06/3752/OUT, and 07/0492

**Ward and Ward Councillors:**

Ward	Ingleby Barwick West
Ward Councillor	Councillor K Dixon
Ward	Ingleby Barwick West
Ward Councillor	Councillor L Narroway
Ward	Ingleby Barwick West
Ward Councillor	Councillor R Patterson