

DELEGATED

AGENDA NO. 6

REPORT TO PLANNING COMMITTEE

DATE: 14 March 2007

REPORT OF THE CORPORATE  
DIRECTOR, DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES

**07/0492/REM**

**Reserved matters application for the erection of a children's day nursery,  
community centre (D2 use class), associated car parking and access road**

**LAND OFF BLAIR AVENUE, Blair Avenue, Ingleby Barwick**

**Expiry Date: 16<sup>th</sup> March 2007**

#### **UPDATE REPORT**

The views of the Parish Council have now been received:

*"The Parish Council would reiterate their comments submitted when outline planning permission was granted for this proposal. Ingleby Barwick already has a community centre which is looking to be extended. The building would be better used as a youth centre which is desperately required. Who is going to pay for the running costs of the centre? The concrete facing blockwork is not in keeping with the buildings in the surrounding area. The centre is shown to have a flat roof which will be extremely expensive to maintain.*

*Concerns are again raised with regard to the amount of traffic which will be generated from the proposal, at the end of Myton Way. This will be added to when housing on each side of Myton Way is completed. This site would be best used to accommodate additional secondary school provision, either a building or playing fields "*

Additional comments from the Head of Technical Services have also being received:

*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 comments of the Parish Council in respect the need for the Community centre, running costs, traffic and alternative use of the land for education purposes are noted but it should be recognised that this is not an application for development. It is instead an application for approval of the details of development approved in 2004. As such the only comments material to the application relate to the materials to be used and design of the buildings.

In the respect the type of materials, as stated in the main report facing materials are not fully detailed and the description is for coloured blockwork. However, this aspect of the development remains an un-discharged condition of the outline permission and the local planning authority retains control over such details. It would seek to ensure any facing materials used were appropriate to its location.

The comments on the use of a flat roof being expensive to maintain is noted but with modern building techniques that should not necessarily be the case. In design terms the use of a flat roof is considered acceptable.

The Head of Technical Services request for a restriction of planting above 600mm within the splay requires that recommendation in the main report be slightly adjusted.

### **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***
- ***Hours of construction***
- ***No planting over 600mm in height in the sight lines***
- ***Approval does not discharge the rest of conditions attached to the outline approval including materials, landscaping and planting details and tree/hedgerow protection***
- ***and any other relevant matters***

***The submitted details in respect of the siting, design and external appearance are satisfactory. Landscaping details are deficient but control over that aspect is a matter for the discharge of conditions attached to the outline approval.***

***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, EN11  
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/REM

### **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